MHC/mw/1132

REFUSE

HAVANT BOROUGH COUNCIL
09 DEC 2011
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Design, & Access, Statement

One and a Half Storey Rear Extension.

55c South Street,
Havant,
Hampshire,
PO9 1BY.

Martin Critchley Consultants Ltd.

7, North Street,
Havant,
Hampshire,
PO9 1PW.

December 2011

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Rear extension.

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1.0 Generally

1.1 This Design Report is in support of a Planning Application to Havant Borough Council for a one and a half storey rear extension at 55c South Street, Havant, Hampshire, PO9 1BY.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Consultants Ltd.

1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:-

1132 -	201	Location Plan
	202	Block Plan
	101	Survey Plan
	303B	Proposal Plan
	304	Roof Plan
	401B	Existing Elevations
	403B	Proposed Elevations

2.0 Physical Context

2.1 Havant is a Market Town based on a cruciform street plan.

2.2 The subject house is a detached house built in the 1990's close to the town centre.

2.3 The house is within the St. Faith's Conservation Area.

2.4 South Street is a single carriageway with footpaths both sides, a 30 mph speed limit, and limited on-street parking.

3.0 Social / Economic Context

3.1 The site is considered sustainable in planning terms with all of the following within 5 minutes walking distance:-

* Local shops
* Bus Services
* Public Houses / Restaurants
* Churches
* Schools
* Public Open Spaces

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4.0 Involvement of local interests

4.1 Pre-application enquiry was submitted to Havant Borough Council and a response received November 2011.

5.0 Amount

5.1 The proposal involves a rear extension with kitchen at ground floor and bedroom in the roof.

5.2 The existing roof above the living room will be removed and a new roof erected over it and the extension.

6.0 Layout

6.1 See plan 1132-303B.

7.0 Evaluation

7.1 The proposed works do not increase overlooking to any neighbours.

7.2 The proposed works will not be visible from the public highway.

7.3 The proposed works will significantly improve the internal accommodation.

8.0 Design Principles

8.1 The proposed alterations are to match as closely as possible the original details and materials of the original house.

9.0 Scale

9.1 The proposed works will be subservient to the existing house.

10.0 Landscaping

10.1 Landscaping is not an issue. The existing rear garden will be retained.

11.0 Appearance

11.1 New bricks to match existing.
New roof tiles to match existing.
New external joinery white uPVC as existing.

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