

CLIENT : Mr & Mrs Short

PROJECT : Single Storey Extension

LOCATION : 14 South Street, Havant, Hampshire

DATE : 21st May 2012



Photo showing the front elevation of the property

Location

The site is located within close proximity of Havant town centre, in the St. Faiths Conservation Area (refer to map below). The existing Victorian cottages were built in 1881 as a pair of workers cottages for the local land owner. Although the site is situated within the Conservation Area, the proposed rear extension will not be visible from the surrounding properties, except from the garden of the immediate neighbour at 16 South Street.



Map of the site (Google Maps)

Design

The proposal is for a single-storey rear extension to infill the gap between the existing building and the garden wall. The extension has been designed with a shallow single pitched roof (20°) to reduce the appearance of mass from the neighbouring property. The proposed extension will be constructed in brickwork to match the existing, with large bi-folding glazed doors to the garden. The extension has been sympathetically designed to complement the style of the existing house, and provide the open-plan living area the residents require.

Materials

Walls

There is only a very small amount of new wall proposed, and this will be faced with bricks to match the existing (reclaimed from the demolition of the existing wall if possible). The existing garden wall will remain as existing, with the proposed boundary wall running alongside it. The existing wall is 1800mm high and the new boundary wall is proposed to be 2550mm – increasing the height by 750mm.

Roof

A zinc standing seam roof has been proposed to complement the existing red brick building, whilst providing a modern element to separate the old and the new. A zinc roof allows the pitch to be lower than if using a traditional clay tile which enables the mass of the extension, as viewed from number 16, to be reduced.

Doors

The large bi-fold doors to the rear are to be powder coated aluminium. The replacement back door is to be painted timber to match the existing windows.



Photo showing the rear elevation of the property

Neighbourhood Consultation

Our clients have consulted with the immediate neighbours and have allowed them the opportunity to view the proposed plans. The neighbours are happy with the proposal and raised no objection to the scheme.

Pre-Application Advice

Havant Borough Council

Ref: GEN/12/00408

Officer: Mr G Emerson

The planning officer raised concerns regarding the effect the extension would have on the outlook of the neighbouring property. The clients have discussed the extension with their neighbours at No.16, who have raised no objections, however, in response we have reduced the height of the boundary wall by 2 courses of bricks (150mm). The infill gap is 3.7m wide and the extension has been designed so as to be as unobtrusive as possible to the neighbours. The proposed extension is positioned between the garden wall and an existing 2-storey extension to the rear of No.14. We would suggest that the existing 2-storey element has more bearing on neighbouring property than the single storey infill.

The roof has been designed to be as shallow as possible, and by using a standing seam zinc roof we can achieve a pitch of just 20°, reducing the mass of the extension as viewed by the neighbouring property.