PERMIT

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed Two Storey & Single Storey Rear Extensions
After Demolition of Existing Single Storey Rear Extension.
External Alterations to Rear Elevation.

At

17 Shaftesbury Avenue
Waterlooville
PO7 5HW

For

Ms E Best & Mr P Hayward

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

3 May 2011

HAVANT BOROUGH COUNCIL
13 MAY 2011
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1 HISTORY

The site is located along the northern side of Shaftesbury Avenue to the east of Queens Grove. The area is mainly residential and this property is mid terraced and has three bedrooms and a detached rear garage which is accessed from Queens Grove. The properties along Shaftesbury Avenue are mixed with two storey properties to the north and bungalows located to the southern side.

2 FLOOD RISK

We have carried out a search on the environmental agency website which has revealed the property is not at risk from flooding.

3 PLANNING HISTORY

We have carried out a search on your website and there is no planning history for this property.

4 SITE USE

This property is occupied by our clients and their three sons. One of their sons, Harry is 14 years old and has been diagnosed as autistic. He is registered disabled with a typical autism with social communication disorder. For further information relating to Harry please contact Lucy Graffin who is based at Oak Park, 10 Lavant Drive, Havant and is part of the Children & Adolescence Mental Health Service, telephone number 02392 683700.

5 PROPOSALS

Our clients wish to upgrade this property to make it more user friendly for their autistic son. Their requirements are for a separate day room for Harry on the ground floor which he will use as a 'chill out' space to help with his illness during bad days. He cannot be placed in a first floor room in such situations as he has a tendency to climb out of first floor windows.

Relocate the bathroom to the first floor and have three reasonable size bedrooms, one of which will be solely for Harry.

6 THE DESIGN

The scheme is for two storey/single storey rear extensions after the demolition of the existing single storey rear extension.

The two storey extension, adjacent 15 Shaftesbury Avenue, is 2,769mm (W) x 4,377mm (L). There is a single storey sun lounge element on this extension facing the garden and a single storey extension adjacent 19 Shaftesbury Avenue.

Ground floor accommodation is for a dining room and a day room (chill out space for Harry), first floor accommodation is for bedroom 3. The existing third bedroom has been lost due to the relocation of the bathroom from the ground floor.

We understand the next door neighbour, 15 Shaftesbury Avenue, has converted their third bedroom into a bathroom. The glazing to this window has been changed to obscure.

The two storey extension has been located on the boundary to number 15 as the nearest adjacent first floor window serves a bathroom and not a habitable room. This allows more space adjacent the boundary to 19 Shaftesbury Avenue and therefore more daylight into the bedroom window. We have indicated the 45° angles for sunlight and the bedroom window to number 19 will be unaffected by these proposals.

The scheme will be complemented by external decking adjacent the glazed sun lounge element of the extension and will encourage indoor/outdoor living.

Bedroom 3 of the two storey extension will be used by Harry with easy access to the relocated bathroom at first floor level.

Materials for the scheme will match the existing in all respects ie rendering to match existing (colour buff), pvc-u windows/doors, machine made slate roofing tiles.

7 ACCESS

Access arrangements both vehicular and pedestrian to the property will be unaffected by these proposals.

8 CONCLUSION

In our opinion these proposals complement the existing dwelling and have been carefully designed not to affect the amenities of the adjoining neighbours. The scheme will allow this family house to be improved to allow our clients and their family to live in acceptable conditions for the benefit of all occupants.

We respectfully request Havant Borough Council to support these proposals.

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