PERMIT

DESIGN & ACCESS STATEMENT
3C DANESBROOK LANE, WATERLOOVILLE

THE SITE

1. No 3C Danesbrook Lane is a detached family house dating from 1980s. It belongs to the estate developed around the same period in the traditional, elegant style. The house is located towards the end of the cul de sac accessible via Tempest Avenue in Waterlooville. The site area is 0.075 Ha. The front faces the road and the rear faces south with the rear garden extending some 18 meters The site is sloping south. It is unlisted and located outside any Conservation Area.

THE HOUSE

2. The house is build into a sloping site with a mote feature at the front. The main wall [redacted] is red brick with the area of wall tiles on the garden elevation. The facade [redacted] ith mock timber frame and brick in-fills. The hardwood frame windows [redacted] fect glazing. There is red brick soldier course above most windows. The [redacted] ny structure had been added to the rear of the house.

PLANNING HISTORY

3. There is no Planning History related to this property
A similar first floor extension to a neighbouring building (no. 3d Danesbrook Lane) had been permitted in 2011.

DESIGN PRINCIPLES

4. The existing house is a good example of modern housing. It is a spacious property for a large family - with an independent annexe flat, 2 garage bays and 4 bedrooms on the first floor. However all bedrooms are comparatively small. The Planning Permission is sought to extend the house to create a large master bedroom. The existing house floor area is 319 sq m. The proposed extension is 32 sq m and it adds 10 % to the floor area of the existing house.

5. The first floor extension is designed to match the style of the property and it contains one additional room with an open roof to allow for an extra volume within the room.

6. The extension works will provide an opportunity to brighten up a dark front elevation by introducing some elements of breathable render in sandy/beige colour to add more contrast between the timber frame and the in-fills. The roof tiles are to match existing

with roof slopes parallel to the main roof. The rear elevation is to be finished in hung tiles to match that of the main house. Additional features include: dark frame roof lights, ballconette with railing matching that of the existing balcony and the oak structural frame.

7. The neighbouring properties will not be overlooked or affected by the new extension. The neighbours in the adjoining detached houses were consulted and expressed no concerns or wishes to object to the proposed scheme.

8. The proposals therefore seek:

- to provide contemporary family accommodation which relates to the location, site and existing building
- to enhance the life expectancy of the house by improving its functional value as a large single family dwelling
- to respect the site context and landscape quality
- to preserve the important features of the original building
- to follow the design principles of the Havant Borough Council Local Plan policy and Government policy.

RELEVANT PLANNING POLICY

Danesbrook Lane is within a development boundary and is not restricted in any way according to the LDF or current planning recommendations. It sits on the border of CS 10.9 Maintenance of Undeveloped Gaps and UF1 SP Strategic Gaps.

PPS1

The importance of good design and how authorities should judge and guide it, set out in paras 13-19, includes the advice that:

...Design policies and guidance should focus on encouraging good design and should avoid stifling responsible innovation, originality or initiative. Such policies and guidance should recognise that the qualities of an exceptional scheme may exceptionally justify departing from them.

Para 4 referring to *Sustainable Development: The UK Strategy (1994)* includes the following criteria:

a. provide for the nation's needs while respecting environmental objectives;
b. use already developed areas in the most efficient way, while making them more attractive places to live and work;
c. conserve both the cultural heritage and natural resources

Para 13 confirms that the appearance of proposed development and its relationship to surroundings are material considerations in determining planning applications and appeals.

Para 18 - local planning authorities should not attempt to impose a particular architectural taste or style arbitrarily. It is however proper to seek to promote or reinforce local distinctiveness...Particular weight should be given to the impact of development on existing buildings and on the character of...Conservation Areas.

Para A1 includes the advice that:

...Policies should be based on a proper assessment of the surrounding built...environment, and should take account of the defining characteristics of each local area, for example local or regional building traditions and materials...

ACCESS

9. The existing detached house does provide a front access complying with the Disabled Access Act. The proposed extension can be accessed via the main staircase only.

FLOOD RISK ASSESSMENT

10. The proposed extension does not increase the risk of flooding of the house or adjoining properties.

CONCLUSION

11. The volume and floor space of the extensions will not cause the overbearing effect. The design of the side and rear extensions in its form is appropriate to the existing building. The impact on the character of surrounding area and visual neighbour amenity is neutral.
12. Relevant policies are complied with and neighbour amenity is not affected. The external architectural appearance is in keeping with the main house. Overall, the impact of the proposed development is neutral.

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