REFUSE

Design & Access Statement

Proposed Extensions & Alterations
10 Avondale
Waterlooville
Hampshire
PO7 7ST

For

Mr Mark Doran

Dated: August 2011
Revision: A

PMG
SurveyingPlanDrawingConsultancy

PMG (Building Design & Consultancy) **Ltd**
20 Bluebell Way,
Whiteley, Fareham,
Hampshire PO15 7FF
Tel: 07796 124247

Introduction

This statement has been prepared in support of a detailed planning application submitted to Havant Borough Council for proposed extensions and alterations at 10 Avondale Road, Waterlooville.

This statement, which should be read in conjunction with the proposed plans, aims to demonstrate that the proposals will not affect the visual appearance of the property, the established streetscene, or impact upon the neighbouring properties.

My client, Mr Mark Doran, owns the freehold interest in the property.

The Existing Site

The property in question is located on the southern side of Avondale Road, Waterlooville, and close to its junction with Brooklyn Drive. The property is within a built-up development area which consists predominantly of residential properties.





The properties which line Avondale Road vary considerably in architectural style, size, bulk, height plot size, etc. Directly opposite the property are detached and semi-detached two storey properties, however the properties lining the southern side of the road are generally bungalows – both detached and semi-detached. Ridge heights vary considerably. Roof styles, slopes and bulks also contrast significantly. The frontages of properties change appreciably, even between neighbouring dwellings. There is also a notable variation in plot sizes and the positioning of dwellings on each plot. It is very clear that there is no consistent architectural style or property type along the road, instead Avondale Road is characterised by its mismatch of property types. It is considered that this lack of architectural style, offers greater flexibility when developing designs for extensions to properties.



The property in question is a semi-detached pitched roof bungalow, with a projecting bay window adjoining the line of the party wall. The facade of the property is set back some 6.8metres from the public highway, and the north west elevation is sited some 5.4metres from the relevant boundary. The property has facing brickwork up to window cill height and painted white render above. Windows are generally white upvc double glazed units with tiled window cills. The pitched roof has plain tiles and a roof window exists to the north west elevation roof slope. The projecting bay has an elevated eaves/guttering level, with horizontal timber boarding above the window head, and a feature projecting pitched roof.

To the north west of the property is a pea shingle driveway with off road car parking for three cars. The driveway extends along the side of the property to serve a detached pitched roof garage. The garage structure, which is positioned directly on the boundary line, has suffered deterioration and offers little to the appearance of the dwelling. This garage structure extends back beyond the rear wall of the dwelling. As the rear portion of the garage is segregated with an internal wall the garage is not sufficiently sized to be classified as providing any additional off-road car parking. As this garage is positioned directly on the boundary line with 10A Avondale Road and, due to its siting, is considered an unneighbourly structure.

To the rear of 10 Avondale Road is a small projection, original with the property, which encloses the kitchen.

The property in question (with the exception of the garage structure) would appear to be in its original form and does not appear to have benefited from any previous extensions or additions. The adjoining property, which was once a mirror image of 10 Avondale Road, would appear to have been extended. The property has benefited from a single storey rear extension, in the area of the original kitchen projection, in excess of 3metres. There would also appear to be a flat roof garage structure to the side of the property and lining the boundary line.

The property to the north west, 10A Avondale Road would appear to have been built some time after 10 Avondale Road, as this property has a differing architectural style. The neighbouring property has an elevated ridge height, a differing ridge line orientation and appears to be of greater bulk. This property has also benefited from a loft conversion, which is demonstrated in the roof windows lining both roof slopes. The neighbouring property has fenestration to its elevation facing 10 Avondale Road but this consists of the principal entrance door, a bathroom window and a kitchen window (the kitchen would also appear to have further and more substantial openings to the rear elevation).

Planning History

A search of the Local Planning Authorities records has not identified any notable recent planning applications.

Constraints

The building is not Listed nor is it within a Conservation Area.

The Local Building Control Authority have advised that no public sewers exist on the site.

Pre-Submission Consultations

No pre-submission advice has been sought from the Local Planning Authority.

The occupants of 10A and 12 Avondale Road have both been provided with copies of the proposed plans and their comments on the proposals have been invited. Following discussions with the occupants of 12 Avondale Road it was suggested that the frontage of the extension be set back a further 300mm – this has been incorporated into the design which has been submitted for consideration under the Town & Country

Planning Acts. It is my understanding that the discussions with the owner of 10A Avondale have concluded that the proposals would result in a more pleasant structure due to the removal of the existing detached garage which sits on the boundary line.

The Proposal

The proposal is to demolish the existing un-neighbourly detached garage to allow the construction of a single storey pitched roof side and rear extension, together with a loft conversion, featuring a rear flat roof dormer.

Design

The design of the proposed extensions and alterations reflects the architectural style and scale of the existing bungalow, whilst showing appreciation to the occupiers of the neighbouring properties.

The existing detached garage structure which is considered to be an un-neighbourly structure due to its direct siting on the boundary line will be demolished and a suitable boundary fence reinstated.

A new single storey pitched roof extension will be provided to the side of the property to form a garage, study and utility area. To ensure that this side extension remains subservient to the main/original dwelling the facade of the extension has been set back some 563mm. Initial plans detailed a set back of 215mm, but this dimension was increased following pre-submission consultations with the neighbouring property owners. The roof to this side extension will be primarily pitched, but a small area of flat roof will be provided to the rear (over the study and utility area). The pitched roof will maintain the existing properties roof pitch and eaves height, and will be covered with tiles which match those on the existing dwelling. The flat roof being provided to the rear is not visible from the public highway and will reduce the bulk of the proposed extension.

To the rear of the existing living room a flat roof extension will be provided, which projects 2812mm from the existing rear wall. The flank wall of this extension has been stepped in from the boundary so that the foundations and any eaves projection do not compromise the boundary line. A flat roof has been provided to mirror the roof style being provided to the study/utility room. To improve the level of natural light and solar gain within the existing living room a lantern light will be provided to the roof structure. This portion of the extension could be carried out under Permitted Development Rights.

To the rear of the existing kitchen a greater depth extension with pitched roof is proposed. This portion of the extension will have a marginally elevated eaves height to improve appearance and simplify its abutment detail with the adjoining roofs. This greater depth and change in roof style has been proposed to offer a feature in the rear elevation which is considered visually pleasing. This greater depth extension is away from any boundaries and as such has no impact upon the neighbouring properties. This element of the extension will have a vaulted ceiling which will allow the installation of roof windows on either side of the roof slope and an arched glazed feature window over the rear patio doors.
The rear portion of the proposed extension (forming the study, utility area, dining area and living room) is hidden from public view and has no impact upon the streetscene and as such this element of the design is considered less critical from a planning perspective.

The proposals also include the conversion of the existing roof space (and new hip end roof) together with the formation of a flat roof dormer to create two bedrooms and a family bathroom. This flat roof dormer, which is not visible from the public highway, has been designed so that the dormer cheek is set in from the boundary line and the dormer face set back from the original eaves line. The level of the flat roof has also been set below the existing ridge height. The dormer, which will be tile hung with plain tiles, is not visible from the public highway therefore its size and visual appearance is considered less critical.

To the front elevation three roof windows will be provided. As these roof windows will follow the slope of the existing roof structure it is considered that these could be provided under Permitted Development Rights.

To allow a staircase to be formed to serve the new loft rooms it has been necessary to alter the existing front elevation window, however, these works could be carried out under Permitted Development Rights.

The existing property has a very limited internal floor area, which is no longer suitable for modern living. The proposals will create well sized and proportioned rooms which will suit the needs of a modern family.

The proposals will retain three off road car parking spaces.

It is my clients opinion that the proposed design reflects the architectural style of the existing dwellings and also shows appreciation to the plot size. The depth of the rear extensions has been limited so that it does not impact upon the neighbouring property owners. The side extension, although of greater bulk than the existing detached garage being demolished, will have less impact upon the neighbouring property due to its siting away from the boundary. Furthermore, it should be fully appreciated that the neighbouring properties side elevation which fronts the development site, does not appear to contain any windows serving habitable rooms.

Its is also considered that the Avondale Road does not have a consistent style or appearance of property; with the bulk of properties varying considerably. This lack of consistency allows greater flexibility when designing extensions as there is no established pattern to follow.

Layout

The internal arrangement created will provide well sized rooms of a good proportion and in a sensible and functional layout. The external layout will retain good sized front and rear gardens.

Landscaping

As part of the proposed works a new 6ft timber fence and concrete post fence will be erected along the boundary line where the detached garage once stood.

Minor alterations will be carried out to improve the patio area and steps to the rear of the property. An indicative layout for this patio area is suggested on plan 003 rev B. The levels of the patio and grassed area will not be altered.

No alterations will be carried out to the landscaping to the front of the property.

Appearance

The proposals will remove the existing dated and partially dilapidated detached garage structure which hugs the boundary line. The proposed design will create an aesthetically pleasing extension which is subservient to the existing dwelling. The proposed extension, which mirrors the architectural style of the existing dwelling, will be finished in materials which match the colour and texture of those used in the original building.

The facade of the side extension follows accepted planning guidance by being stepped back from the frontage of the original building.

The rear extension offers a blend of flat and pitched roofs thus creating an architectural feature to the rear elevation.

Conclusions

The proposals will create a well designed extension which reflects the style and appearance of the existing building, whilst ensuring that any potential concerns of neighbouring property owners are addressed. The bulk of the proposed extension is less than the bulk of other properties in the street, furthermore, a considerable amount of the bulk of the proposed extension is hidden from public view at the rear of the property. The extension also maintain a suitable distance to the boundaries and neighbouring properties thus ensuring that the proposals are not considered as un-neighbourly. The removal of the existing garage will improve the properties relationship with the adjacent property.

The proposals will create a sensible internal arrangement with well proportioned rooms of a size to suit modern living standards.

The proposals will retain three off road car parking spaces.

It is my clients opinion that the proposals satisfy local planning policy and should receive the support of the Local Planning Authority.