DESIGN AND ACCESS STATEMENT

RELATING TO

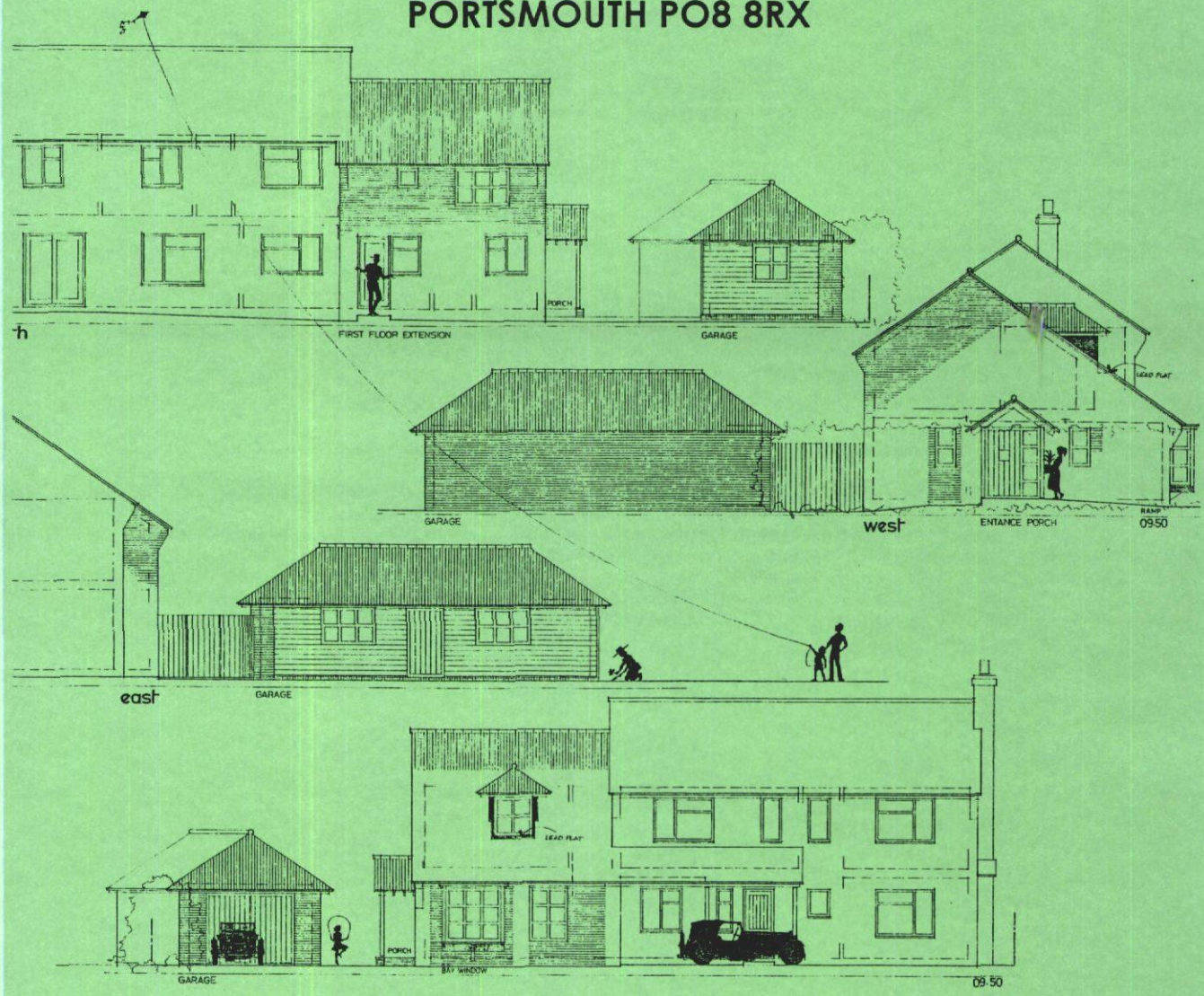
ALTERATIONS, EXTENSION & NEW GARAGE

AT

62B HART PLAIN AVENUE

COWPLAIN WATERLOOVILLE

PORTSMOUTH PO8 8RX



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TEST VALLEY BOROUGH COUNCIL
10 OCT 2011
RECEIVED

SEPTEMBER 2011

REF 1104 / DSO1

DESIGN AND ACCESS STATEMENT RELATING

TO

ALTERATIONS, EXTENSION & NEW GARAGE

AT

62B HART PLAIN AVENUE

COWPLAIN

WATERLOOVILLE

PORTSMOUTH

PO8 8RX



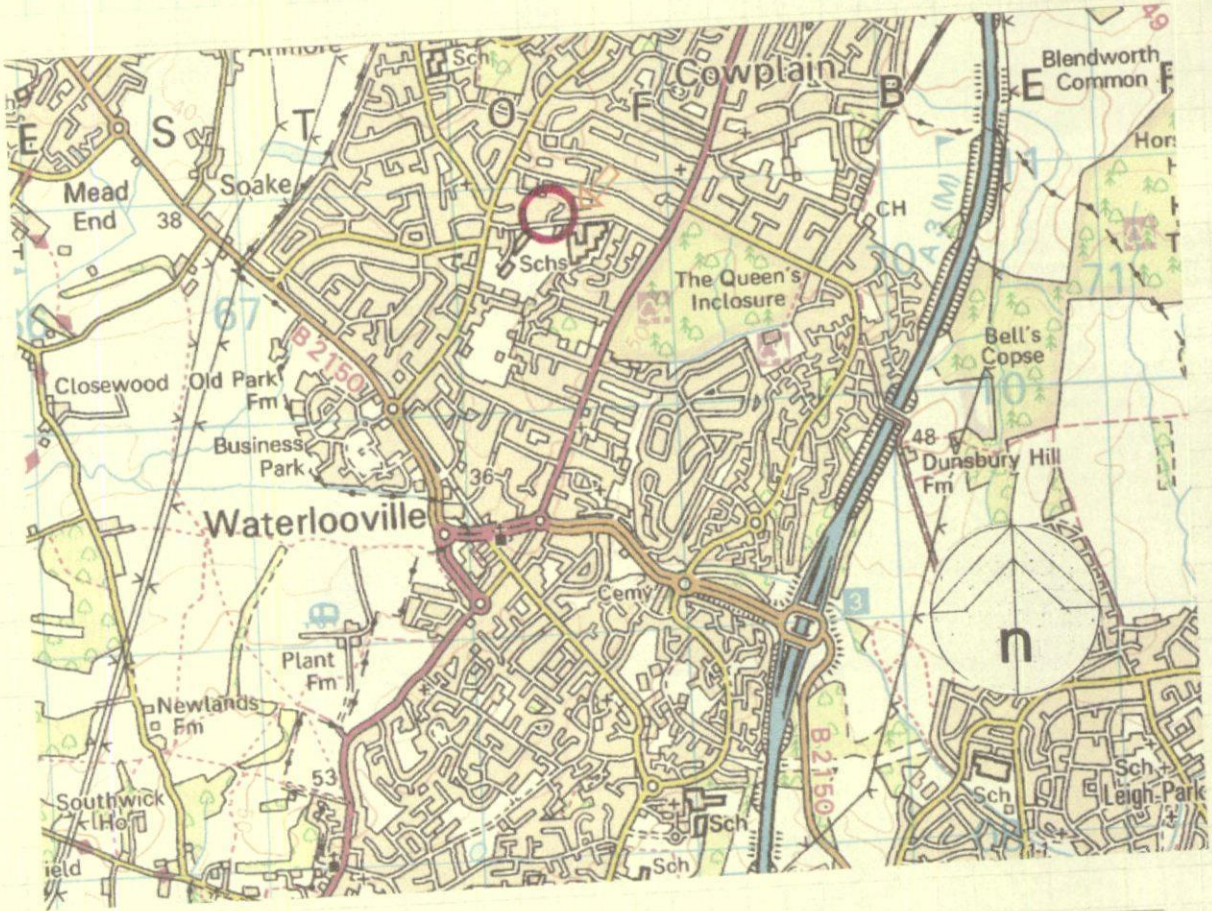
INTRODUCTION

This proposal is to carry out internal alterations and an extension to provide accommodation for a dependant relative (Mother) of the applicant, by converting the existing double garage and extending the roof space above. A new double garage is to be provided to replace the existing and the alterations will include the provision of an extra bedroom (lost in providing access to the new accommodation) and re-siting of a study both for the use of No.62B Hart plain Ave.

The applicants are willing to enter into any legal agreement or conditions that may be necessary to retain No. 62B Hart Plain Ave as one dwelling house.

LOCATION

62B Hart Plain Avenue lies on the north side of the road with Hartwood Gardens immediately to the east. School sites for the Cowplain Community School and Hart Plain Junior are opposite on the south side of the road. Hart Plain Ave traverses east west between the A3 and Milton Road.





62B HART PLAIN AVE



THE EXISTING PROPERTY

62B was originally built in the early 80's on land split from a larger plot to the rear and has been in the same ownership from new. This 4 bedroom 2 storey house has a double integral garage with utility room, store and study behind and occupies a site of 0.093 Ha or 0.23 acres. It has a fair sized garden at the rear with several mature trees. There is a generous drive to the front and side with good access to the Hart Plain Avenue.


THE EXISTING DOUBLE GARAGE



THE REAR GARDEN

THE PROPOSALS

The applicant has a dependant relative who needs accommodation. They wish to convert the existing garage to provide living and kitchen with access to the extended first floor via a stair lift. The new accommodation will be accessed from the first floor through one of the existing bedrooms with the reduced space becoming a study (to replace the lost one at the rear of the garage and a further single bedroom provided in the new extension also.

A new double garage will be provided at the side of the house and sited towards the rear of the footprint of 2 garden sheds.

Sketches were produced in March and submitted to the Local Authority as a pre-application enquiry. This with the Local Authority response is attached as an appendix to this statement.



THE REAR GARDEN



64 HART PLAIN AVE

ACCESS

A level access threshold to the main door together with a 1:12 ramp will be provided in accordance with Part M of the Building Regulations.



THE UTILITY ROOM ENTRANCE

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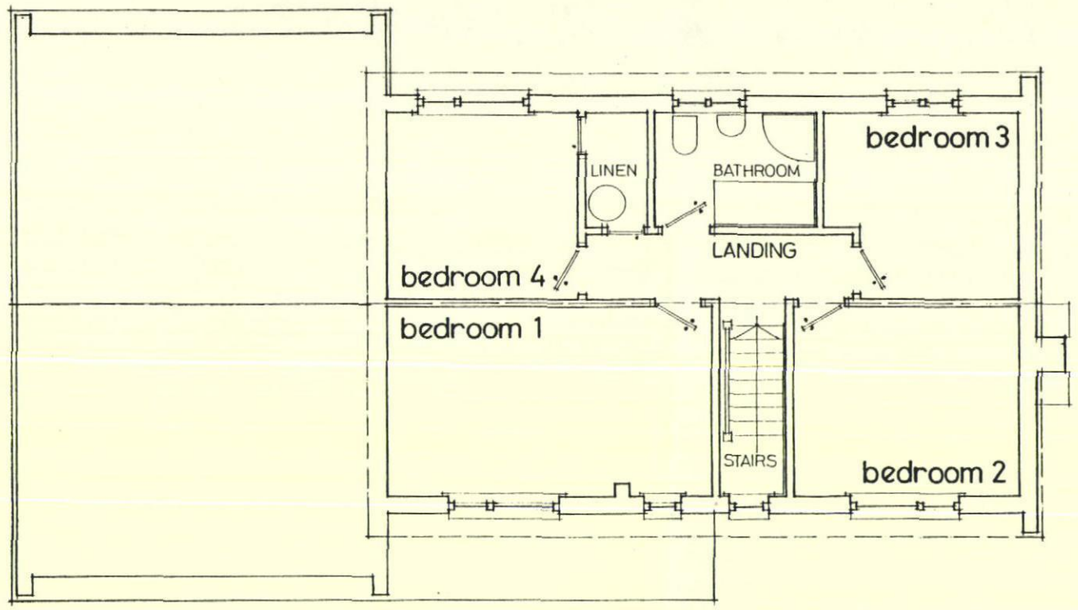
APPENDIX 1

DRAWINGS : AS EXISTING



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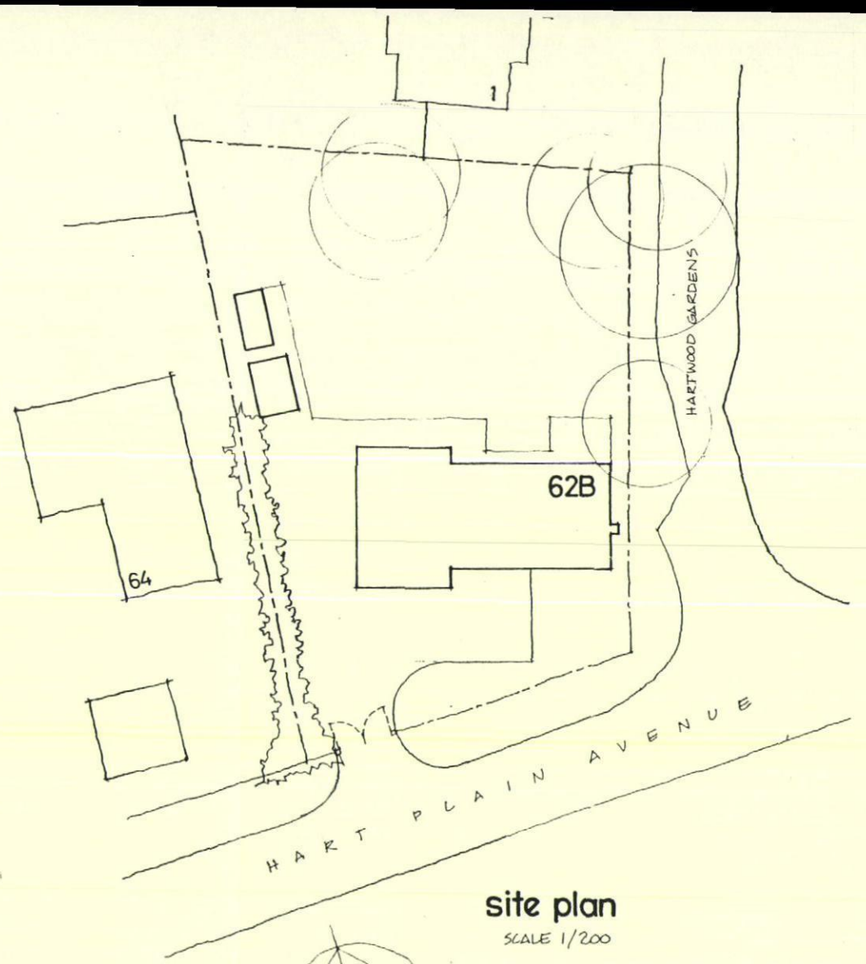
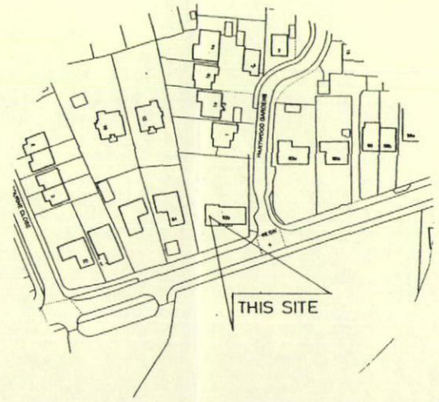


site plan

SCALE 1/200

GF



location plan

SCALE 1/1250

revision | date

Contractors Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work

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62B HART PLAIN AVENUE
COWPLAIN
WATERLOOVILLE
PORTSMOUTH
PO8 8RX

ALTERATIONS & NEW GARAGE

floor & site plans

MEASURED SURVEY

scale		date
1 / 50	SEPT	/ 2011
1104	01	
drawing no		rev

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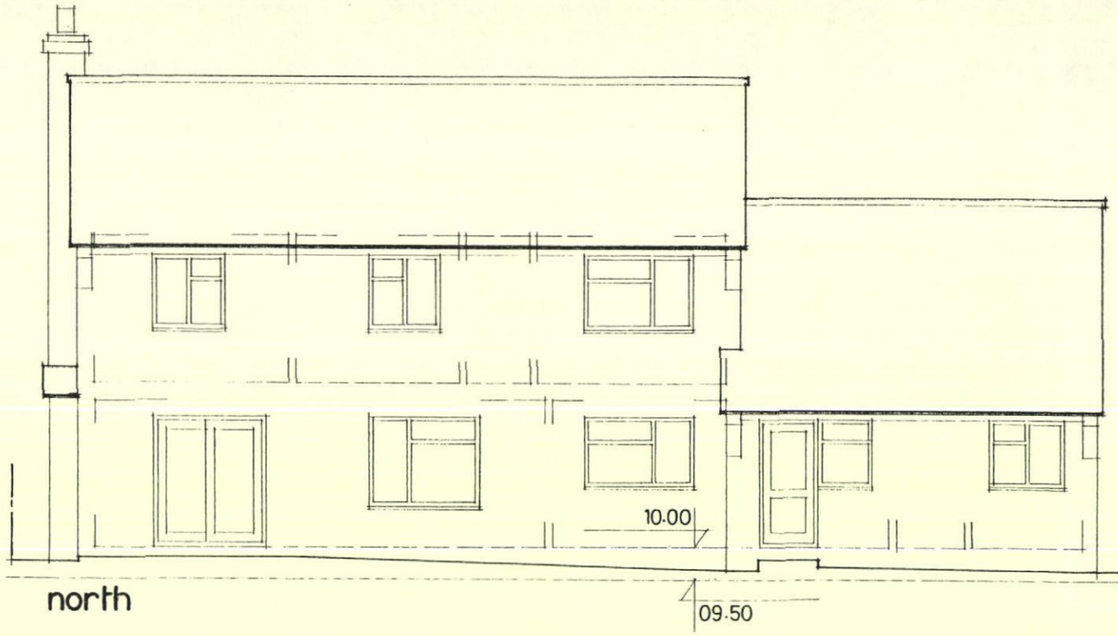
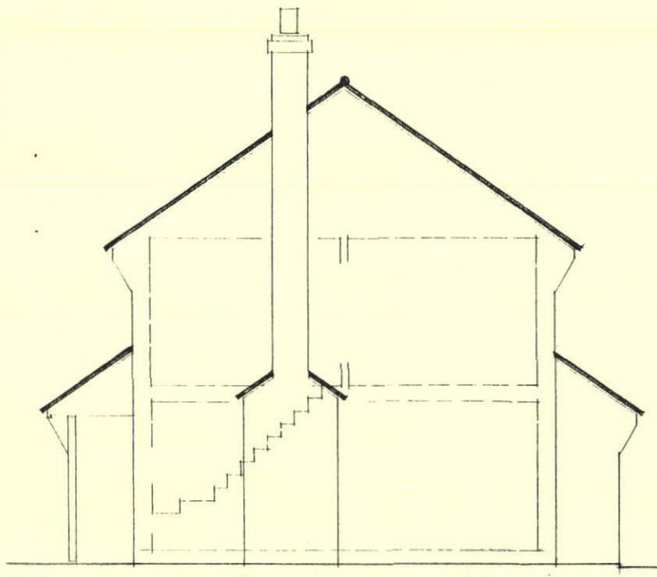
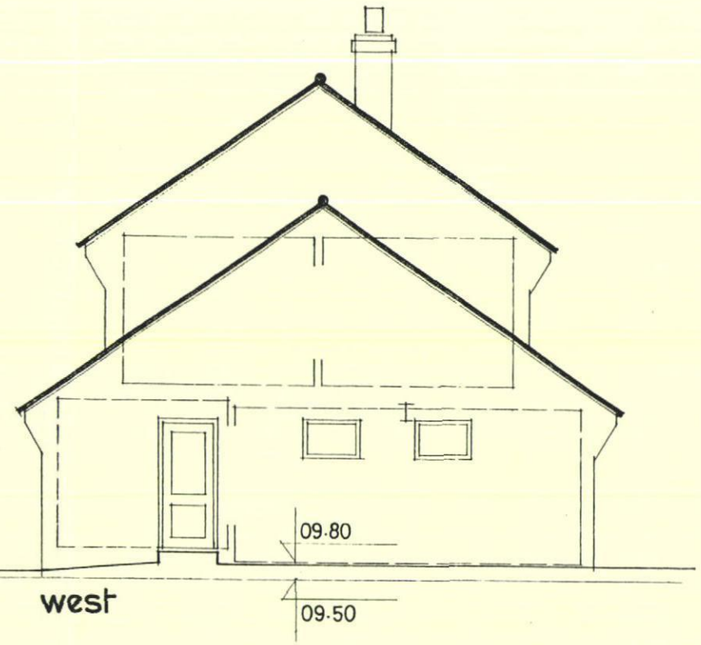


north

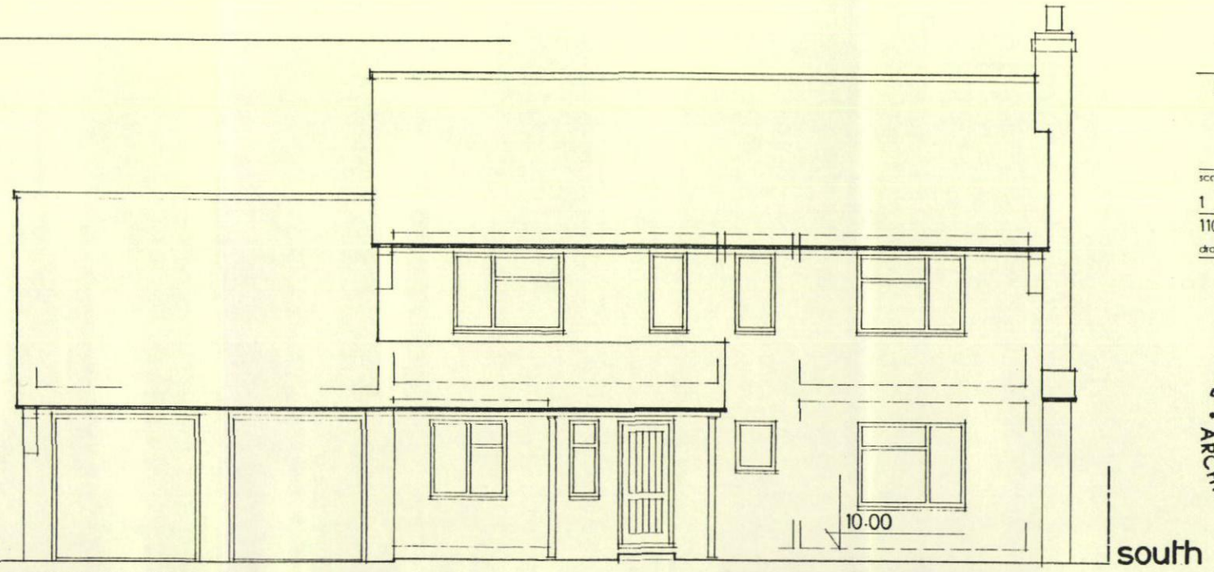


east





west



south

revision | date

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62B HART PLAIN AVENUE
COWPLAIN
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ALTERATIONS & NEW GARAGE

elevations

MEASURED SURVEY

scale	date
1 / 50	SEPT / 2011
1104 drawing no.	02 rev

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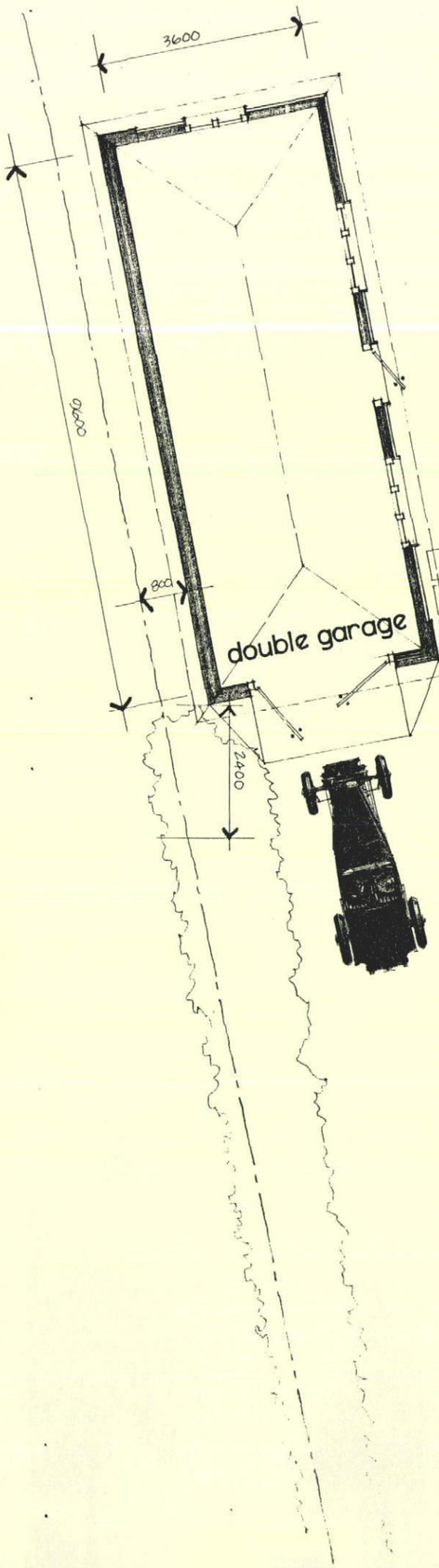
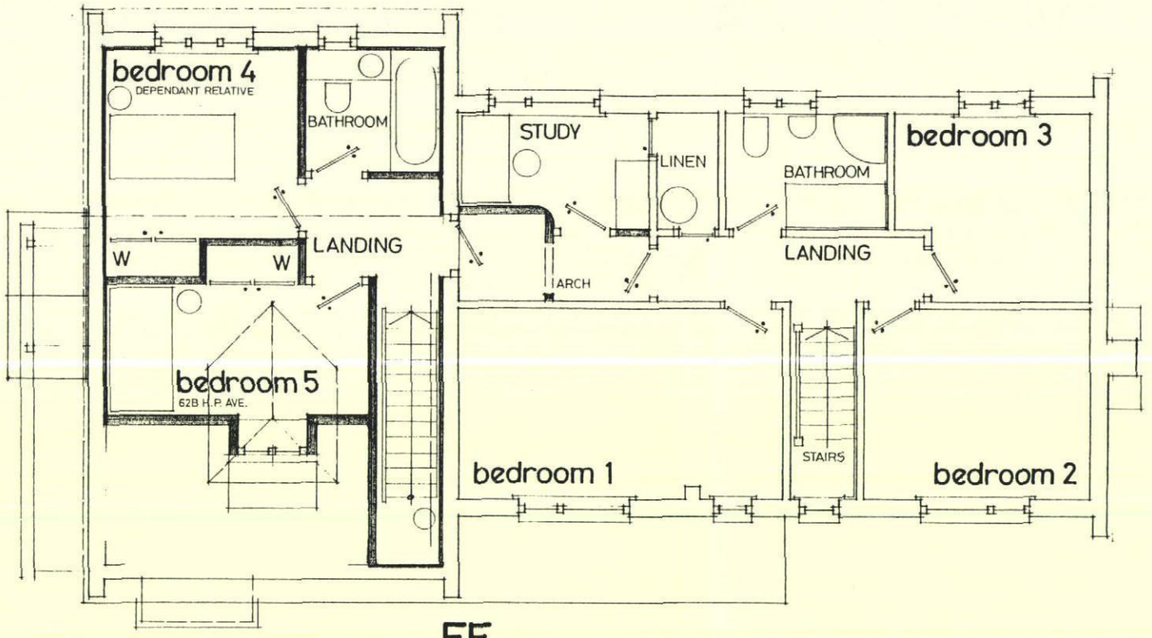
APPENDIX 2

DRAWINGS : THE PROPOSALS





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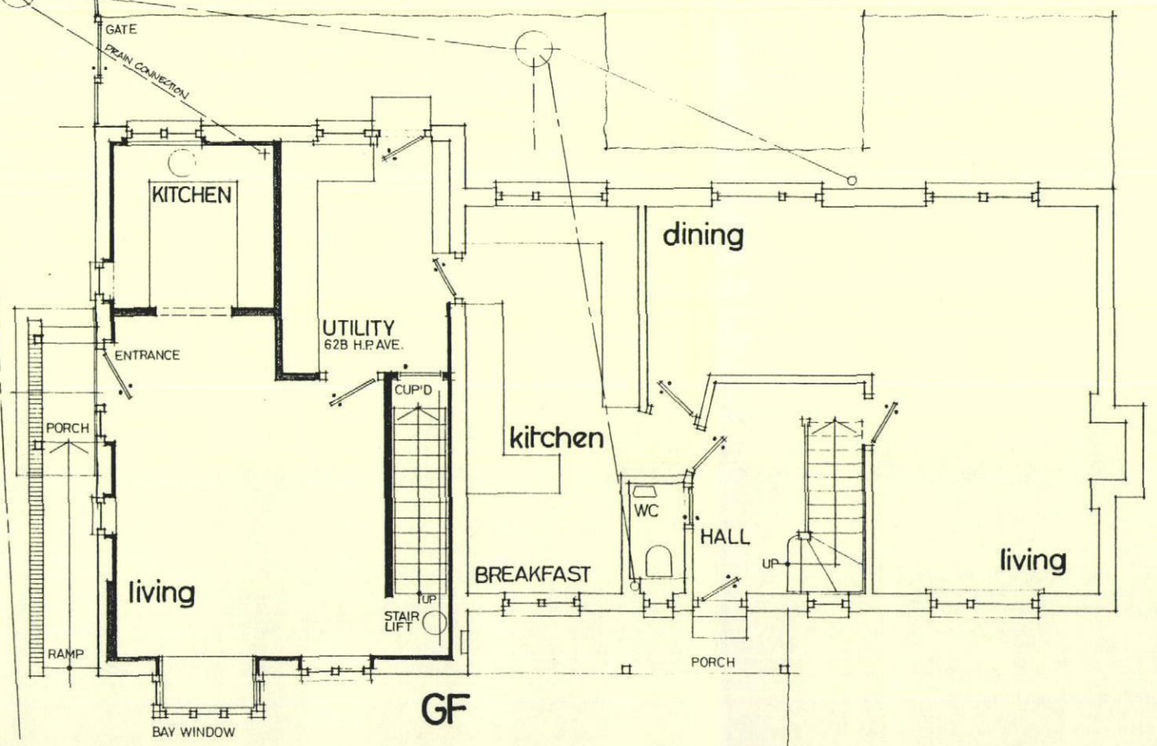

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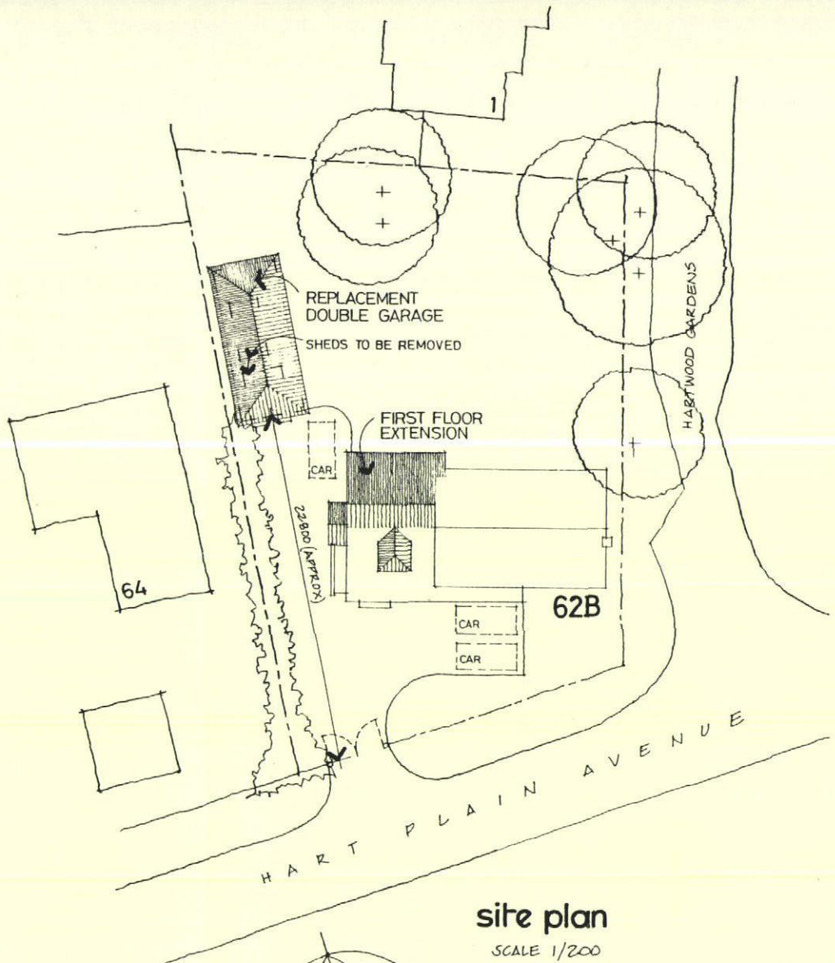
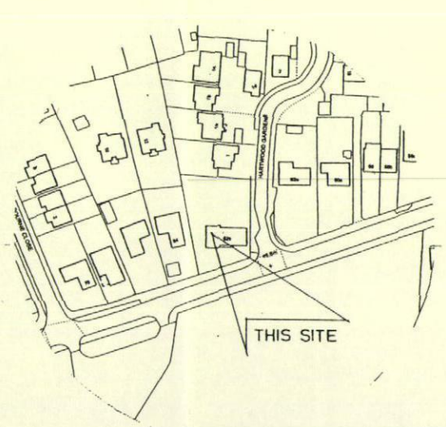


site plan

SCALE 1/200



location plan

SCALE 1/1250

revision	date

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62B HART PLAIN AVENUE
COWPLAIN
WATERLOOVILLE
PORTSMOUTH
PO8 8RX

ALTERATIONS & NEW GARAGE

floor & site plans

PROPOSALS

scale	date
1 / 50	SEPT / 2011
1104 drawing no	03 rev

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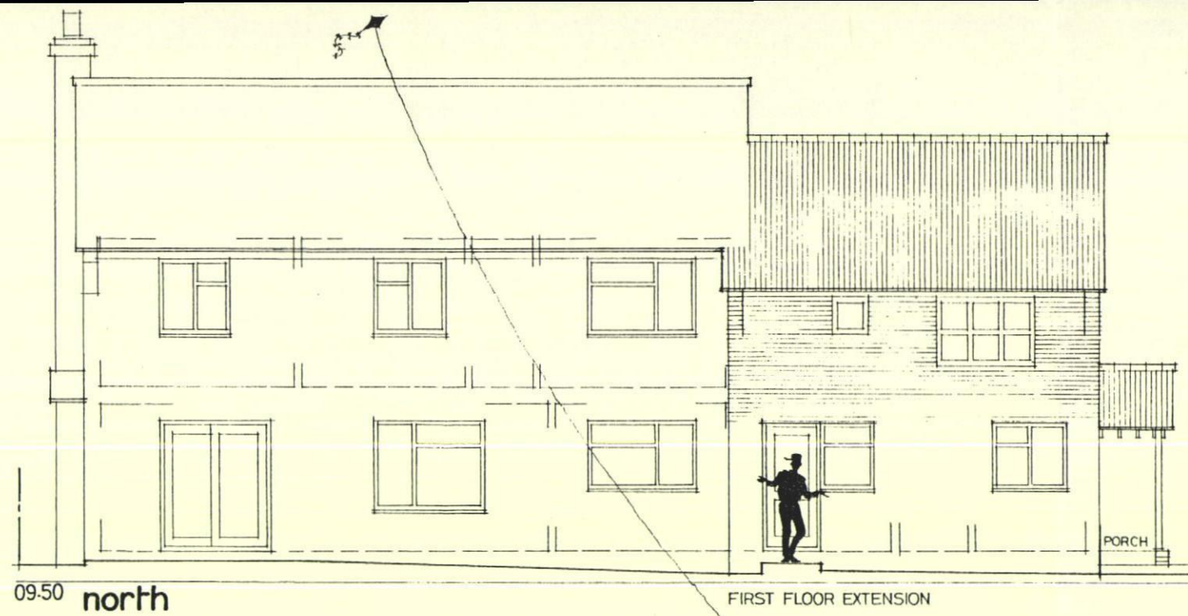
MATERIALS :

ROOF : CONCRETE INTERLOCKING TILES TO MATCH EXISTING.

WALLS : FACING BRICK TO MATCH EXISTING.

GARAGE (NORTH & EAST ELEVATIONS) BLACK STAINED BOARDING.

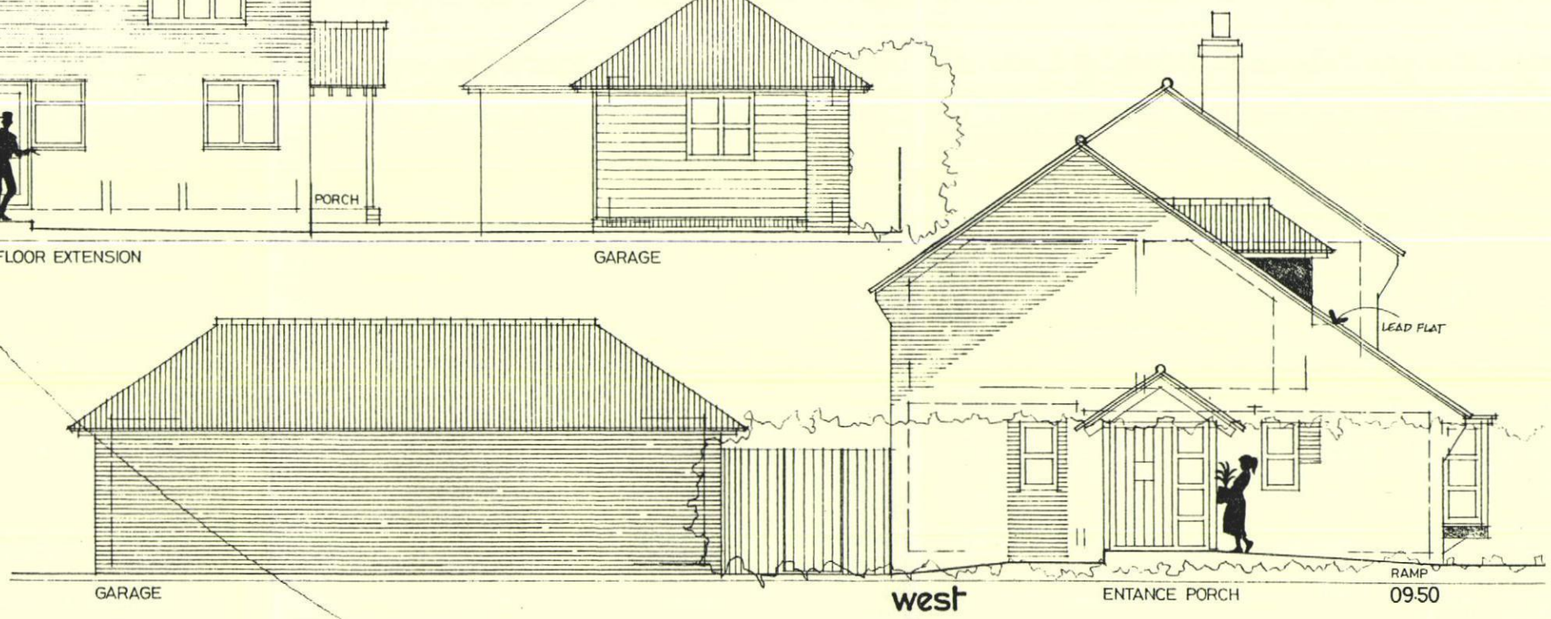
JOINERY : STAINED TIMBER TO MATCH EXISTING.



09.50 **north**

FIRST FLOOR EXTENSION

GARAGE

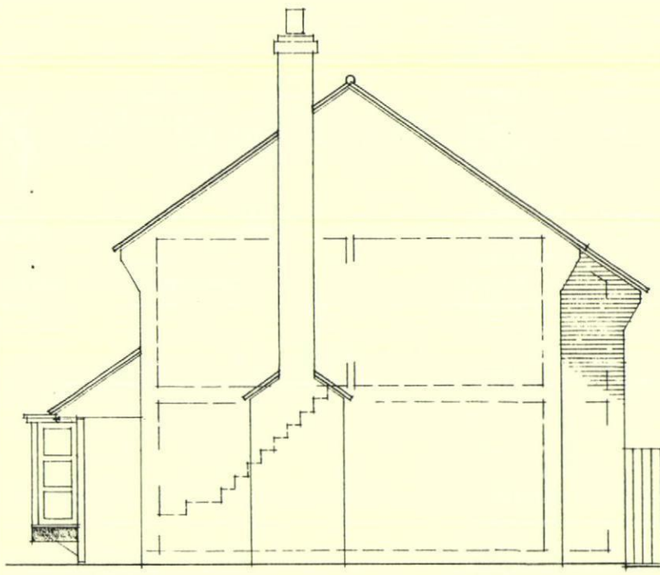


GARAGE

west

ENTANCE PORCH

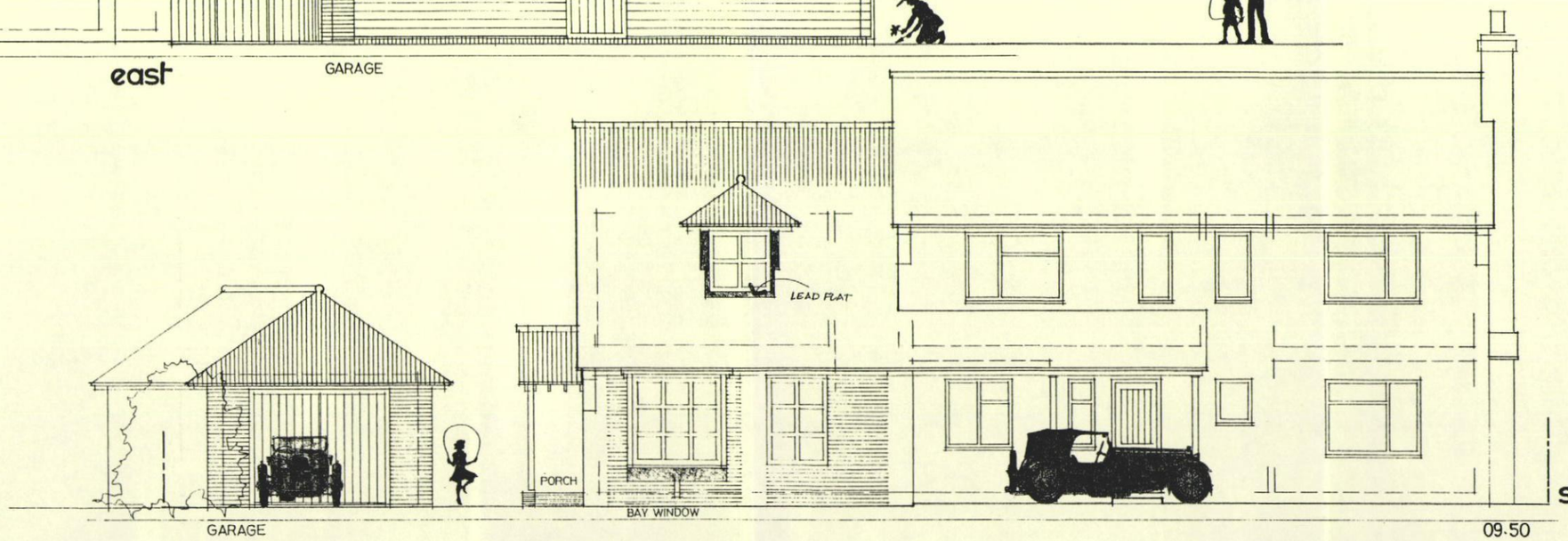
09.50



09.50

east

GARAGE



GARAGE

09.50

south

revision | date

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62B HART PLAIN AVENUE
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ALTERATIONS & NEW GARAGE

elevations

PROPOSALS

scale 1 / 50 | date SEPT / 2011

drawing no 1104 / 04 rev

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APPENDIX 3

THE PRE APP ENQUIRY

studio@packerdesign.com

'rom: STUART PACKER [stuartandscilla@btinternet.com]
Sent: 14 March 2011 11:13
To: 'greg.emerson@havant.gov.uk'
Subject: 62B HART PLAIN AVE COWPLAIN WATERLOOVILLE
Attachments: HART PLAIN AVE

Hello Good morning Greg...

Many thanks for your time on Friday to discuss the above project...My clients have a dependent relative (Mother) who needs care and they wish to accommodate her by converting their attached garage...The proposal would be to raise the existing garage ridge height to allow 2 bedrooms (one for the use of the existing house as an existing bedroom will be used for access) plus a bathroom to be formed in the roof space...dormer windows will provide light to the bedrooms and an eaves window for the bathroom...The ground floor will provide a kitchen and Living space with a stair lift/stairs giving access to the first floor...The existing garage doors will be removed to allow the entrance and adjacent window to be formed...We attach sketches 1104/sk1, sk2 & sk3 as shown to you at our meeting...Please can you confirm if planning permission will be required for this development and also what legal agreements or conditions will be required to enter into this arrangement.

BEST WISHES

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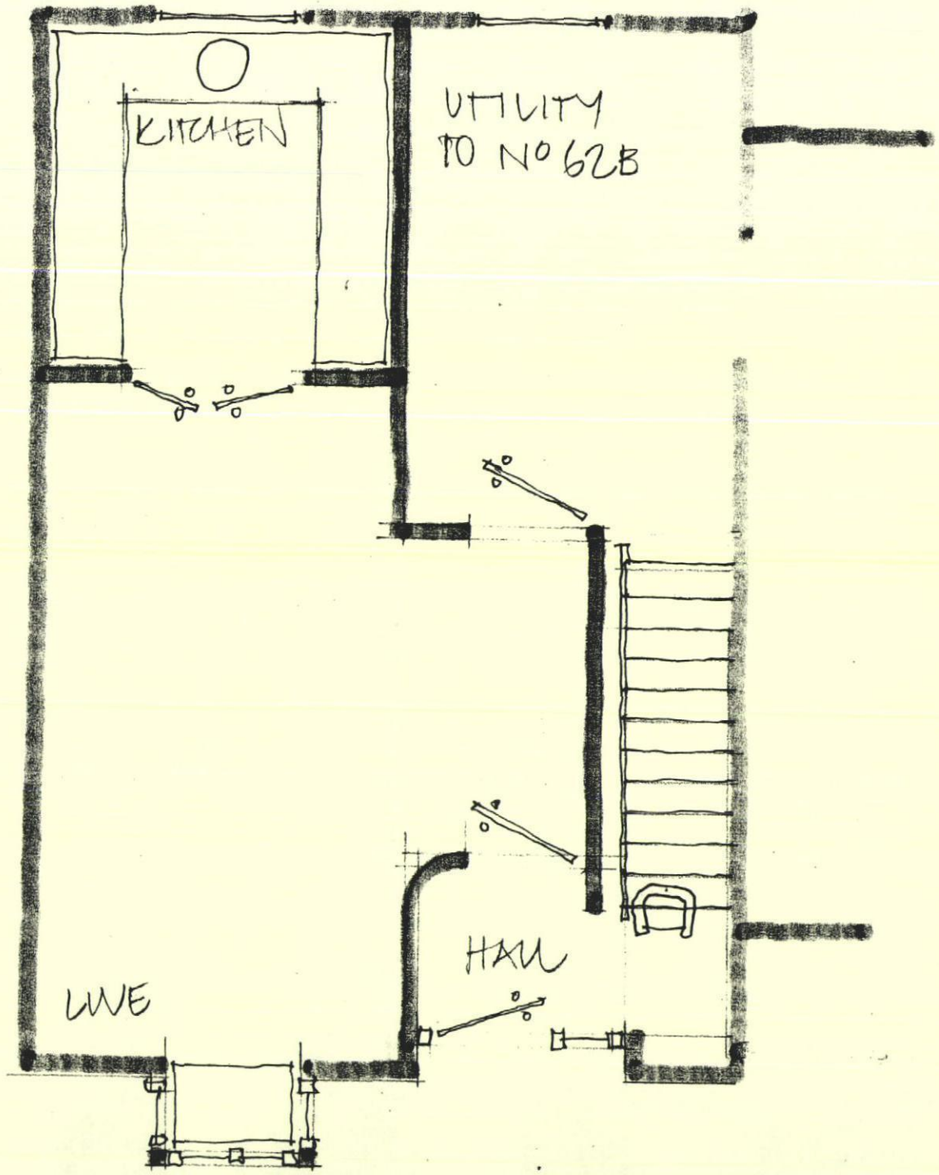
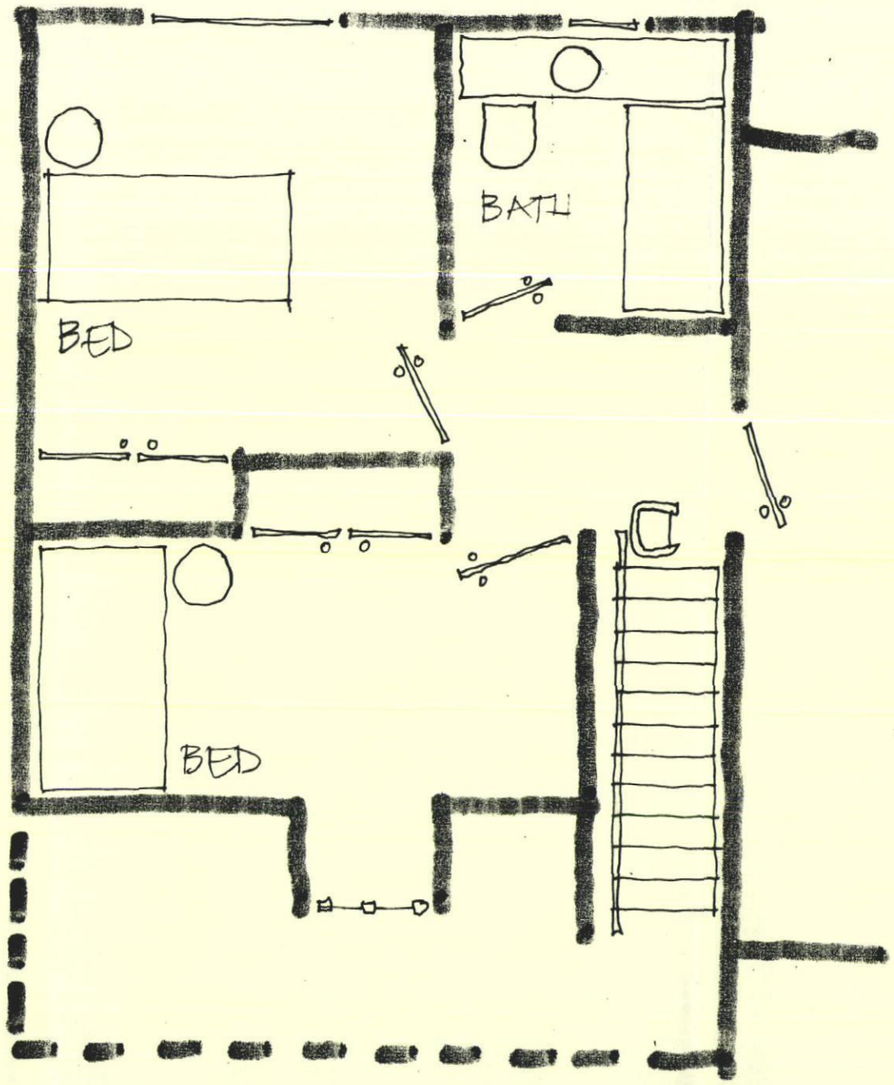
ANDOVER HAMPSHIRE
SP10 2HE
01264 78 18 38





62B HART PLAIN AVENUE
COWPLAIN WATERLOOVILLE
PO8 8RX

GF & FF

sketches 1

MARCH 2011
SCALE 1:50
DRAWING NO 1104/SK1

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NORTH ELEVATION

62B HART PLAIN AVENUE
COWPLAIN WATERLOOVILLE
PO8 8RX

NORTH ELEVATION
sketches 1

MARCH 2011
SCALE 1:50
DRAWING NO 1104 / SK2

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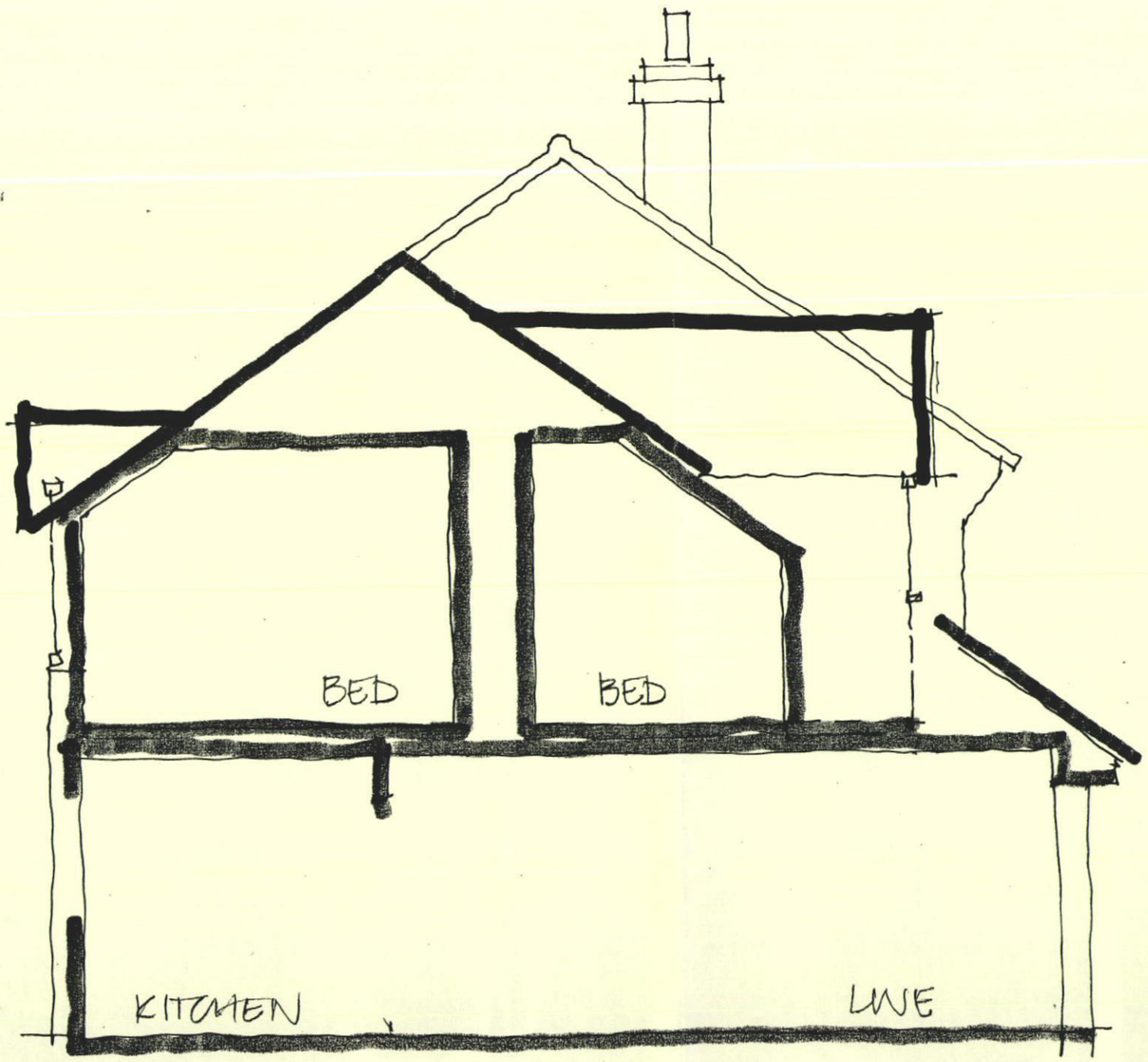

SECTION

62B HART PLAIN AVENUE
COWPLAIN WATERLOOVILLE
PO8 8RX

SECTION
sketches 1

MARCH 2011
SCALE 1:50
DRAWING NO 1104 / SK3

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Havant BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Mr S Packer
Packer Design Partnership
47 Chestnut Avenue
Andover House
Hants
SP10 2HE

Our Ref: GEN/11/00289
Direct Line: (023) 9244 6514
Ask For: Miss J Shore
Email: planning.development@havant.g

26 April 2011

Dear Mr Packer

Site Location: 62B Hart Plain Avenue, Waterlooville, PO8 8RX
Re: Covert garage into Living accommodation for dependent relative.

I am writing in regards to your request for pre-application advice relating to 62B Hart Plain Avenue. I have now had the opportunity to review the proposal and have the following comments to make.

In 2010 planning permission was refused for a garage conversion to provide additional living accommodation and a front dormer. The reasons for refusal stated that the proposal (primarily the dormer) would have a detrimental impact to the character of the streetscene and on the appearance of the dwelling resulting from an increase in mass and bulk in this location.

It is considered that the newly revised scheme has sought to address some of these concerns by reducing the overall appearance of the front dormer when perceived from the streetscene. The revised plans however indicate that the dormer is still of some considerable depth, which could still result in a detrimental impact to the streetscene. This should be reduced in depth i suggest that it should line up with the interior wall of the front bedroom or the roof possibly hipped to reduce the extent of mass.

The use of a pitched dormer and a pitch over the bay window does add an aesthetically pleasing feature to the dwelling. However, the additional living accommodation should appear ancillary to the main dwellinghouse, pitched roofs with a front facing gable end are not a consistent feature of the existing dwelling. It is therefore considered that windows at ground floor level should appear similar to that of the existing dwellinghouse.

The proposed design of the front entrance point differs in design to that of the original entrance point. As a result the second door may give the impression that the dwelling is semi detached and therefore not ancillary to No.62B, it would also not be clear which front door lead to the main dwellinghouse. It is considered that this could be addressed by possibility siting the door at the side of the living accommodation.

In light of these comments i would be more than happy to look at amended plans prior to a formal application being submitted. Amended plans should also indicate parking provision. Please also note that a future application may be subject to a Section 106 agreement and possible conditions which may restrict the use of the living accommodation as ancillary to the main dwellinghouse.

This letter has been based on the information provided the above comments are the opinion of planning officers and does not prejudice the Council when determining a formal application for planning permission.

If you have any further questions please do not hesitate to contact me on the number shown above.

Yours faithfully

Mr Steve Weaver
Interim Development Services Manager
Our Ref: GEN/11/00289