PERMIT

Design & Access Statement

Proposed Single Storey Rear Extension
26 Wallis Road
Waterlooville
Hampshire
PO7 7RX

For
Mrs S Hutfield

HAVANT BOROUGH COUNCIL
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RECEIVED

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Introduction

This statement has been prepared in support of a formal planning application submitted to Havant Borough Council for a proposed extension at 26 Wallis 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 or the character of the streetscene.

The Existing Site

The property in question is located on the northern side of Wallis Road, and close to its junction with Priory Gardens. The property is located in a predominantly residential area, with the properties in the area varying considerably in both style and appearance.



The properties lining Wallis Road are generally two storey properties of either detached or semi-detached status. The age and architectural style of the properties vary considerably, from early 1900 dwellings, to 1960s properties through to modern dwellings.

26 Wallis Road is a two storey semi-detached dwelling, with pebble dashing to the walls, plain tiled hipped roofs and a mixture of both UPVC and timber windows. To the rear of the property is a small mono-pitched roof conservatory, together with an attached garage structure.



The attached garage, which extends some 5.3m from the original rear wall of the property, was granted planning consent in 1997 (ref: 97/56219/001). This garage structure has a tiled mono-pitched roof and pebble-dashing to the walls (except the south east elevation which has a brick facade). Whilst this has the appearance of the garage structure, due to the line of the properties external side wall coupled with the line of the adjacent boundary it is not possible for vehicles to gain access to the garage – as such the garage is predominantly used for storage and as a utility room.



Front Elevation



Rear Elevation

The existing off-road car parking is to the front of the property, and this will remain unchanged.

The attached property has previously benefited from a single storey rear extension, which is detailed on the block plan.

Planning History
The identifiable planning history relates to the garage extension which was granted planning approval in 1997, and a certificate of lawfulness granted for a front porch in 1991.

Constraints
It is understood that the site is not located within a conservation area, nor is the property listed.

Having spoken to the Local Planning Authority it is also understood that the Sycamore tree located in the neighbouring properties garden is not protected by a preservation order.

The Design Brief
The clients design brief was to remove the existing conservatory and garage structures and design a single storey side/rear extension to create a utility room, ground floor shower room, and additional living room with home study area.

The Proposal

The proposed design details the construction of a single storey pitched roof rear/side extension. The proposed side element of the extension, although narrower than the existing garage structure, has front and rear wall lines which match those of the garage. The proposed rear extension will project approximately 2.2m beyond the existing rear wall of the conservatory (which is also on the same line as the attached properties rear extension).

A mono pitched roof will be provided over the living room area and utility room, with a dual pitched roof provided over the shower room/study area. Due to the pitch of the roof over the living room area being limited to 12.5degrees it will not be possible to use matching plain tiles – instead the proposals will use Forticrete Centurion Tiles which are suitable for this roof pitch.

The roof over the living room will incorporate four velux roof windows to offer additional natural light into this room.

The external walls will have face brickwork below damp proof course level, with pebble-dash render over.

The proposed windows and doors will be white UPVC double glazed units which achieve compliance with Parts L, N and B of the Building Regulations.

The proposals also include the provision of a log burner to embrace renewable energy provisions. The flue serving the log burner will discharge through the pitched roof to discharge 600mm above the ridge line. The flue, which will be designed and installed by a HETAS registered engineer, will not be visible from the public highway.

Whilst the current construction of the existing party wall is not known, it is intended to construct a new cavity wall wholly on the plot of the property in question, as such no foundations, roofs or eaves will overhang the boundary line.

It is considered that the proposals do not greatly impact upon the view from Wallis Road – the principal elevation. It is further considered that as the proposed rear extension only extends approx 2.2m from the line of the neighbours extension that the proposal should not be considered unneighbourly, over bearing and would not block any natural light.

Furthermore, the mass, scale and bulk of the existing property has been respected when designing this extension.

The proposals will respect the architectural style and appearance of the original dwelling, and the proposed finishing materials will match the existing in colour and texture.

Amount/Scale

The size of the proposed extension respects the size of the plot and the mass/bulk of the properties in Wallis Road.

Layout
The proposed extension creates a sensible internal arrangement and will offer facilities for disabled persons (with the ground floor bathroom and additional living space) and to cater for home working (with the new study area).

Landscaping
The existing boundary treatments will remain.

Having consulted with the Local Planning Authority we understand that the existing Sycamore tree in the neighbouring properties garden is not protected by a preservation order. It should however be appreciated that my clients wish to implement practices on site to protect the tree. The practices will include excavating trenches with care and retaining any larger roots encountered in the excavations by wrapping the roots in hessian and surrounding in sand. Smaller roots bridging the trenches will be cut with secateurs. Where possible, existing foundations will be utilised to limit the amount of excavation required. The existing boundary fencing will offer protection to the tree, and the tree does not overhang the proposed siting of the extension.

Appearance
The majority of the proposals are not visible from Wallis Road, and therefore it is considered that the proposals do not impact upon the existing streetscene.

The proposed appearance respects the style of the property, and will utilise matching external facing materials.

Disabled Access
Although the works do not need to comply with the requirements of Part M of the Building Regulations, the spirit of disabled provision will be embraced by providing a ground floor shower room and providing internal doors with a minimum clear opening width 750mm.

Conclusions
It is my clients opinion that the proposed design will not impact upon the established streetscene, nor will the proposals adversely affect the neighbouring properties.

The proposed scale and bulk of the proposed extension respects that of the original property, the plot on which it stands, and the neighbouring properties.

The proposed design will also complement the architectural style of the property.