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**PROPOSED EXTENSION AT
4 POOK LANE, HAVANT, PO9 2TH**

DESIGN STATEMENT

DOCUMENT NO. 24-015-10 REVISION A

8TH JULY 2025

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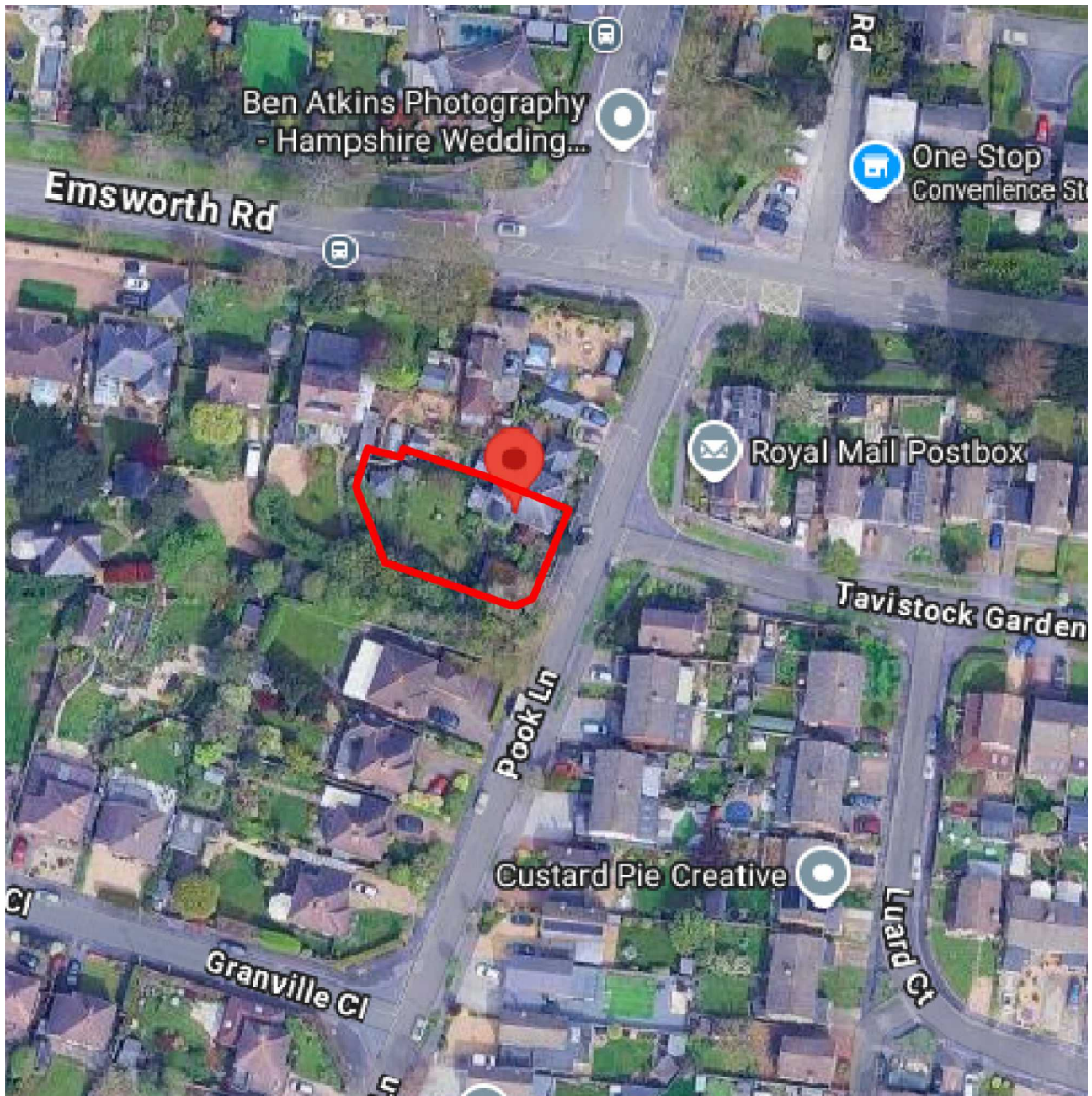
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1.SITE DETAILS & BOUNDARIES

1.1 Site location & Context

The site is approximately 200 metres North East of the A27 located towards the end of Pook Lane, Havant, roughly 40 metres from the junction of Emsworth Road & directly opposite Tavistock Gardens.

The red line on the aerial photograph below indicates the site position & boundaries.



1.2 Existing Site Boundaries

- The Western boundary is between the rear gardens of 4 Pook Lane & No.6 Emsworth Road which are separated by a 1.8m high close boarded fence and screened by a row of trees along the boundary.
- The Eastern boundary separates the site from Pook Lane & is along the edge of the boundary wall & driveway between the site and pavement.
- The Southern boundary is between 4 Pook Lane and the rear access drive of 6 & 8 Emsworth Road. This boundary is screened by hedge planting and tall trees along the entire length of the boundary.
- The Northern boundary separates 2 & 4 Pook Lane.
At the front of the site this is identified by a low level close boarded fence approximately 1m high.
The boundary line runs through the centre of the party wall between the 2 properties.
To the rear garden the boundary is identified by hedge planting approximately 2m high which continues into the garden until it reaches the rear boundary of No.2 where it transitions into a 1.8m high close boarded fence.

1.3 Existing Site Area / Building footprint

- The existing site area is 607m² (0.0607 Hectares)
- The existing house footprint is 73.9m²
- The existing house footprint including the detached garage is 91.4m²
- The existing site curtilage is 515.6m² (0.0515.6 Hectares)

1.4 Existing Site Parking

Properties along Pook Lane generally rely on space within their own boundaries to park a suitable number of vehicles either via driveways or garages within their boundaries.

All properties within close Proximity to 4 Pook Lane up to Granville Close (No.2 & No.s 10-20) to both sides of the road have this provision in place.

It is worth noting that Pook Lane does have provision for on street parking and this is often used by residents and visitors alike, see photograph below:



The above photograph shows existing driveway of 4 Pook Lane & 2 x Cars using on road parking adjacent to the site boundary

2.DETAILS OF EXISTING DWELLING / LOCAL AREA

2.1 Existing building form / usage



The existing property is a class C3, 2 Bedroom Semi-Detached House (See above)

The habitable part of the building contains an entrance lobby, living area, kitchen, dining room, 2 x bedrooms, a bathroom, storage cupboards, utility room, WC & conservatory.
1 of the 2 bedrooms also contains an ensuite & dressing room.

The property also has a single detached garage located 4.8m away from the side of the house. There is a side access into the rear garden to the side of the garage between the Southern boundary. There is also a gate for access into the rear garden located between the house and garage block.

The site slopes down from the rear boundary to the front boundary (along Pook Lane) and also slopes down from the side (South) Boundary adjacent to the access road of 6 & 8 Emsworth Road.

The actual house itself has no internal changes in level and instead retaining walls are used along the rear and side of the property to deal with the change in level.

Refer to Section 12 for photographs of retaining walls.

2.2 Dwellings in the local area

No.2 & 4 are unique to Pook Lane as the only knapped flint finished dwellings in the street. This gives them a much more rustic look when compared to other dwellings in the local area.

Dwellings opposite the application site

There are different styles of dwelling in Pook Lane but most (particularly those opposite 4 Pook Lane) are typical 1970's construction with gabled roofs finished in concrete interlocking tiles and stretcher bond brickwork walls in either red or yellow brick.



Photograph of dwellings along Pook Lane (opposite the application site)

This illustrates the many differing types of materials used for wall finishes with plain tile hanging, pebbledash, render and cedar cladding are all present to dwellings indicating that there is no set pattern to finishes along the street.

Dwellings adjacent to the application site



Photograph of dwellings adjacent to the application site.
To the left is No.18, centre No. 16 & to the right is No.14.

These properties are more consistent in terms of materials than those on the opposite side of the road & the differ in design due to the hipped roof design to each (which does not exist on any property opposite) The roofs are finished in either plain tiles or concrete tiles.

2.3 Existing External Materials

The existing property uses a range of materials as follows:

Existing external walls (House) - Flint

The elevation fronting Pook Lane is in Knapped flint.

A portion of the side (South) Elevation is also knapped flint extending back as far as the kitchen external wall where it transitions into brickwork.



Above: Photograph of front elevation along Pook Lane (Left) & Side elevation showing extent of Knapped flint walls.

Existing external walls (House) - Brickwork



To the side elevation brickwork cavity walls in red stretcher bond are used to the kitchen & dressing room.

This links into the knapped flint, which can be seen to the right of the adjacent photograph.

Please note the brickwork extends up to flat roof level however it is currently not visible due to the wall climbing plants surrounding the dressing room window.



The rear (West elevation) within and above the existing conservatory is all formed in red stretcher bond brickwork and extends up to the fascia board of the flat roof over the dressing area. This brickwork extends across the back of the whole building (including No.2). To the left of the above photograph is the single storey section of No.2 which has also been constructed in red stretcher bond brickwork to ensure the wall finish is consistent.

Existing external walls (House) - Pebbledash

The existing single story lobby, WC & utility room is constructed from single skin brickwork & finished in pebbledash (See photograph below).

The pebbledash is in poor condition with sections missing and several cracks.



Existing Windows (House)

Stained timber windows throughout with diamond leaded glass – See left photograph below.

The kitchen and living area both have a stained timber bow window with diamond leaded glass - See right photograph below.



Existing Pitched Roof (House) – Main Roof

The main part of the roof over the house is finished in Natural slate with hips and ridge finished with angled grey hip / ridge tiles – See left Photograph Below.

To the rear this meets with the felt flat roof over the dressing room. - See right photograph below.



Existing Pitched Roof (House) – Single Storey Roof



Left:

The roof over the existing single story lobby, WC & Utility room is finished with red plain tiles & red angled ridge / hip tiles.

This finish matches the roof to the garage block.

The roof is not completely hipped as it has a small gabled section to the side elevation that is finished in tile hanging.

Existing External Walls (Detached garage)



Left:

All elevations of the detached garage block are finished in single skin brickwork (Red stretcher bond)

The photograph to the left shows the front & side elevations.

Existing Pitched Roof (Detached Garage)



Left:

Finished with red plain tiles & red angled ridge / hip tiles.

This finish matches the roof to the entrance lobby.

This photograph also shows the existing stained timber vertically boarded double doors to the garage that are to be removed as part of the proposals.

Existing Flat Roof (House)

To the Side & Rear elevations (South & West) there is a portion of flat roof located over the existing dressing room that links into the natural slate pitched roof, this is finished in roofing felt.

Existing Fascia / Soffits (House)

Black painted timber throughout.

Existing Finish To Conservatory

The existing conservatory is finished in light green painted timber with clear (non-leaded) glazing throughout. It has a single glazed pitched roof with gable end.

Low level walls are in cavity construction finished in red stretcher bond brickwork with knapped flint panels.



Although the plinth walls are in good condition the the timber element of the conservatory show signs of severe wood rot in places and and have previously been repaired between the junction of cill and corner post.

For more photographs of the existing structure see section 12

3.DETAILS OF NEIGHBOURING DWELLING



3.1 Details of No.2 Pook Lane

No.2 Pook Lane adjacent to No.4 is the other semi detached dwelling within the structure. As with No.4 the existing property is a class C3 House, however it has had an additional bedroom added at ground floor as part of a previous extension (**See planning history – Section 4**)

The property has space for 2 cars within its boundary.

There is also potential to park another car within the detached Workshop.

This property cannot rely on street parking as much as No.4 due to the presence of double yellow lines directly in front of the property.

3.2 External Materials – No.2 Pook Lane

The external materials match that of No.4 Pook Lane with the main house having knapped flint walls and the main roof natural slate with grey angled hip / ridge tiles.

As with No.4 the walls to the rear of the building are finished in red stretcher bond brickwork. No.2 has been extended (2015 application **APP/15/00113**) to the rear by addition of a single storey pitched roof extension to create additional living space. This extension is finished with red stretcher bond brickwork walls and natural slate so that it matches the main building.

Like No.4 the windows are timber with diamond leaded glass throughout however the windows are painted white and not stained like No.4.

The only glazing that is not leaded is to the single storey section of structure to the rear where the gable end is finished with clear glazing to the folding doors and fanlight over.

In similar style to No.4 the side of the main building has a single storey entrance lobby, however this differs to No.4 in the following ways:

- It was constructed much more recently (Following planning approval **APP/10/00728**)
- It is finished in red stretcher bond brickwork with a slate roof rather than pebble dash & plain tiles.
- Instead of a WC & utility room the single storey section houses a bedroom with ensuite
- No.2 also has a single detached workshop. It is a similar size to that of No.4's garage and is also finished in red stretcher bond brickwork. The roof differs from No.4 by being finished in natural slate with grey hip / ridge tiles rather than red plain tiles.

4.RELEVANT PLANNING HISTORY (NO.S 2 & 4 POOK LANE)

There is no recent / relevant planning history on file under the public access register for 4 Pook Lane.

However as 4 Pook Lane is applying for permission for a side / rear extension the following applications for the adjacent semi detached property (2 Pook lane) would be relevant in determining a reference point / suitability for the No.4 proposals.

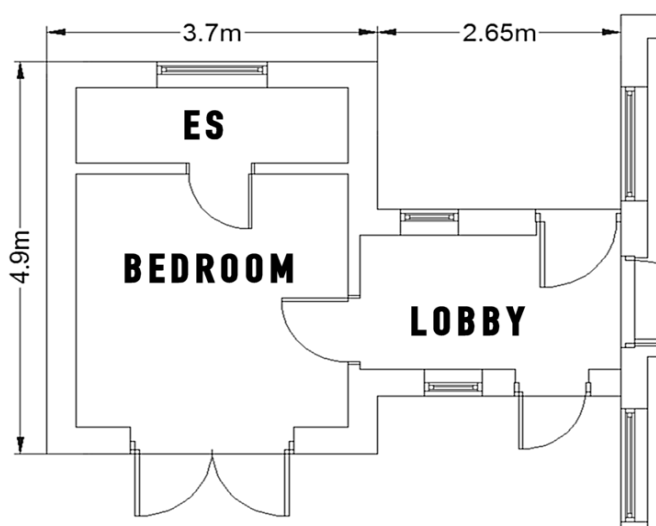
4.1 Application Ref:APP/10/00728

Single storey side extension

Decision – Approve – 6/12/2010

The application sought permission to extend to the side of the property to create

- A New WC
- A New Lobby
- A New Bedroom
- A new ensuite accessed from the new bedroom.



Floor Plan (As Built) Not To Scale

Photograph of lobby / bedroom

Please note that the WC accessed from the lobby was not constructed (As shown above), however the rest of the construction was consistent with the planning application.

Further details of this application is available at:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?keyVal=DCAPR_56604&activeTab=summary

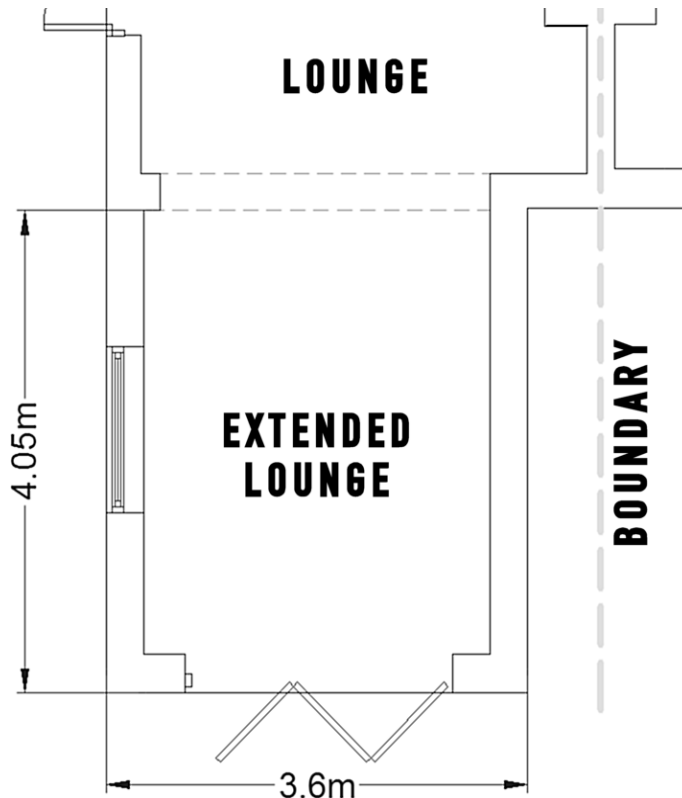
4.2 Application Ref: APP/15/00113

Single storey rear extension

Decision – Approve – 11/3/2015

The application sought permission to extend to the side of the property to create additional living space by extending the lounge to the rear of the property.

The single storey section extended 4.050 metres beyond the rear wall of the original dwelling & incorporates an eaves height of 1.990 metres and a maximum height of 3.135 metres.



Floor Plan (As Built) Not To Scale



Photograph of extended lounge

Further details of this application is available at:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?keyVal=DCAPR_234508&activeTab=summary

4.3 Application Ref: APP/25/00060

Single storey side extension

Decision – Approved – 28/3/2025

The latest application sought permission to extend to the side of the property.

This would add an additional 2.5m to the side of the existing ground floor bedroom that was originally approved in 2010 (**See section 4.1**)

The extension would not add any additional rooms but would increase the size of the existing bedroom and reposition and enlarge the ensuite.

In total the lobby / bedroom single storey section of No.2 will extend 8.8m out from the side of the main building (If / when this extension is constructed)

The application was approved on 28/3/2025 but as of 16-4-25 no construction work has begun on site.

Further details of this application is available at:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?keyVal=DCAPR_259615&activeTab=summary

5. PROPOSALS

5.1 Client requirements

- Open up the existing kitchen area by removal of internal walls & install new kitchen. The kitchen area would then have 1 x new window installed and the bow window replaced with a standard casement window.
- Demolish the existing lobby and build a new lobby using more suitable external materials whilst retaining elements of the construction that give the building its character such as the existing front door & windows.
- Create a new front porch. Currently the property has no porch.
- Link the new lobby into the garage and convert the garage into a new bedroom. A new ensuite will be formed within a section of the new build footprint.
- Create a new single storey extension to the rear of the building for a new garden room. As part of this extension a portion of the existing external wall will be removed to open up the space into the enlarged kitchen area. The garden room would be flat roof & have a roof lantern, sliding or folding doors and a new side window.
- Create an enlarged area of paving around the rear and side of the property and rebuild the retaining wall & steps up to garden level.
- Internal alterations to the existing rear bedroom to remove the existing dressing room & relocate the ensuite.

5.2 Aims of the proposals

- Meet client requirements for additional living space & improved internal layout.
- Ensure that the proposals have suitable form ,mass and character to match the other properties in Pook Lane particularly that of adjacent No.2 Pook Lane.
- Use appropriate materials taking into account the character of the building.
- Remove and replace any structure that is in poor condition (Conservatory and entrance lobby)
- Significantly improve the aesthetic of the replacement entrance lobby & look of the building from along Pook Lane
- Ensure sufficient parking and amenity space is maintained
- Take into account recommendations of any ecological report that is required as part of the application.
- Ensure no overshadowing and that neighbours right to light is respected
- Ensure no overlooking to neighbouring properties

5.3 Form / Mass / Scale Of Proposed Side Extension & Garage Conversion

Where the proposals are to be constructed along the street elevation it is crucial that the modifications are not excessive and are sympathetic to the host dwelling and it adjacent dwelling (2 Pook Lane)

Garage conversion

The garage roof is to be retained, this will mean the pitch and height is unchanged and also that the red plain tile finish will be retained.

From the street elevation the new lobby roof will link in with the existing garage roof using matching plain tiles & hip / ridge tiles.

New lobby / Ensuite Single Storey Extension

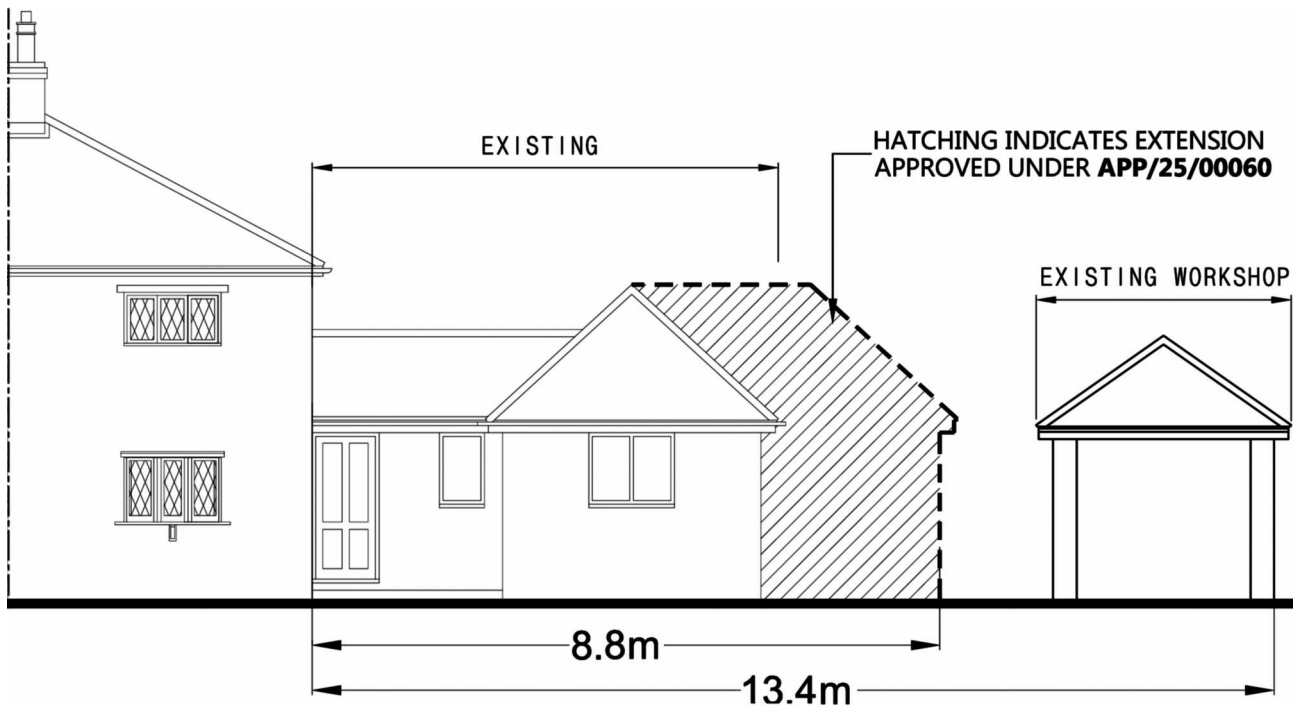
The ensuite section of extension will have a hipped roof constructed at the same pitch as the garage. This ensures the ridge height of the proposed section is no greater than the existing garage.

Although there is scope to increase the pitch due to the pitch of the single storey extension roof to 2 Pook Lane being constructed at a greater angle we feel that a design more consistent to the host dwelling with a matching pitch to the main roof & garage is a more suitable design and more in character with the main dwelling.

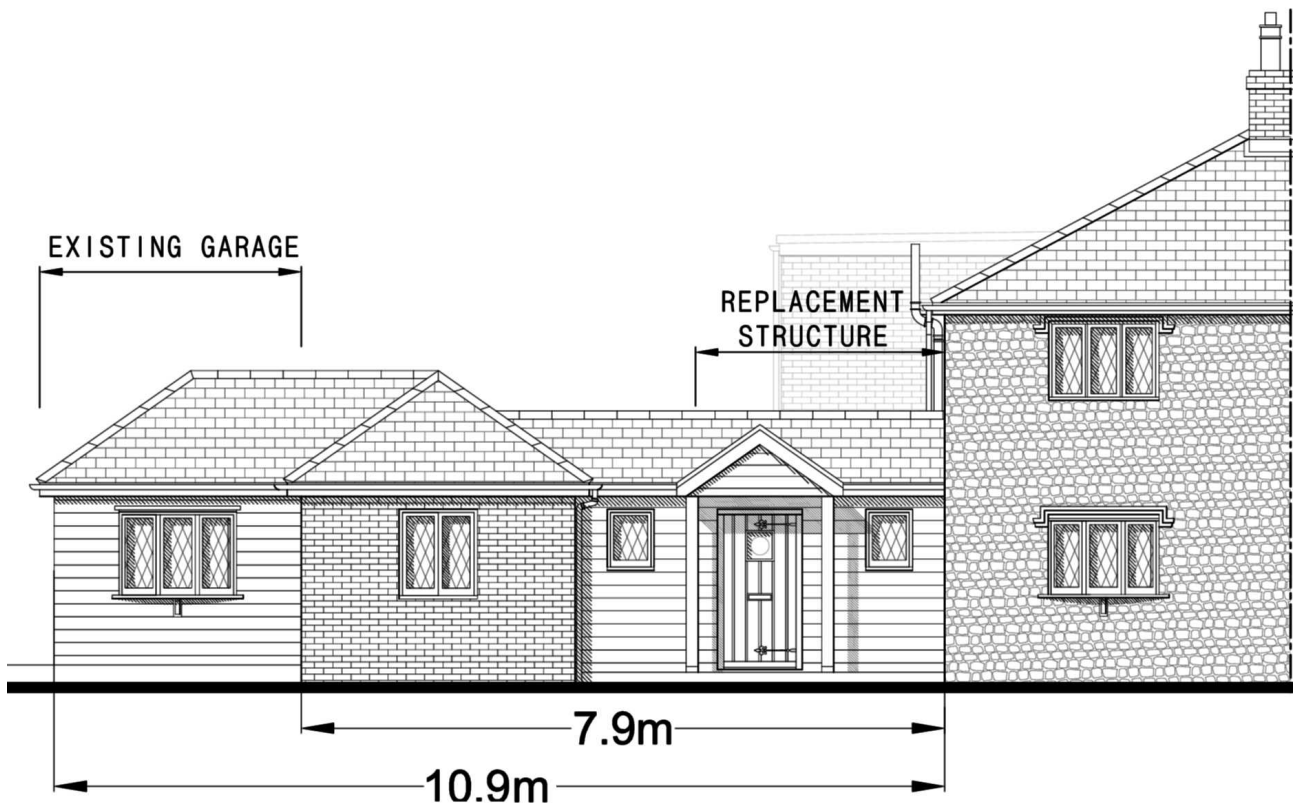
The lobby section of roof will pitch front to back as is the case with the lobby to 2 Pook Lane, this keeps a consistent look between the 2 properties.

The ridge height of this section will be 500mm lower than the garage roof and also lower than the lobby roof of 2 Pook Lane.

5.4 Comparison of Mass with 2 Pook Lane single storey side extension.



The above indicates single storey existing side extension to No.2
The Hatching Indicates approved (but not yet constructed) extension under APP/25/00060
To the right is the existing workshop which was added in 2013 under APP/13/01021



The above indicates proposed single storey side extension to No.4
This includes the replacement lobby & conversion of the garage into a bedroom
The extension will link the main dwelling into the new bedroom

The proposals to No.4 would be of suitable scale & mass as:

- The new build proposals to 4 Pook Lane Extends 7.9m out from side of main dwelling compared to No.2 8.8m (The garage is additional to this but this is existing structure)
- A section of the new build single storey is replacement structure meaning that the additional width of structure created only equates to 4.8m (From the end wall of the existing lobby to the existing garage)
- No dimensions are present on the elevations for 2 Pook lane extension approved under **APP/25/00060** however the ridge height is shown extended to the eaves height of the main dwelling indicating that the roof height and mass is significantly greater than that of the proposals to No.4.

As the new build section of the extension to 4 Pook Lane extends out 900mm less from the main dwelling than the approved 2 Pook Lane extension and the proposed ridge height is approximately 600mm lower than the approved 2 Pook Lane extension this would indicate that the scale and mass of the proposals to No.4 would not be excessive.

5.5 Form / Mass / Scale Of Proposed Rear Extension

The extension is to be constructed in place of the current conservatory which is to be demolished.

- The proposed extension flat roof height is to be approximately 250mm lower than the existing conservatory ridge height
- Finished ground level to flat roof height at eaves is 3 metres
- The 2m x 2m Lantern light will extend approximately 600mm above flat roof level.

5.6 Comparison of Mass with 2 Pook Lane single storey rear extension.

- Concept 20 Has not surveyed the ridge height of 2 Pook Lane single storey rear structure as built height however application **APP/15/00113** indicates that the ridge height is 3315mm from finished ground level.
If the ground level is reasonably consistent between No.2 & No.4 this would result in the No.4 extension flat roof height being 175mm below the ridge level of No.2
- Proposed No.4 extension is wider than No.2 however this is due to No.4 existing dwelling being wider than No.2 due to the previous side extension.
- The proposed rear extension extends no further back than the extension to No.2 this is to ensure no overshadowing occurs – Refer to section 10 for further details.

5.7 Proposed Site Area / Building footprint

- The existing site area is 607m² (0.0607 Hectares) – This will remain unchanged
- The total house footprint after extension & conversion is 116.6m²
- The new site curtilage after extension & conversion is 490.4m² (0.0490 Hectares)

5.8 Private Amenity space

The proposals maintain an appropriate level of private amenity space for a property of this size

- **Current amenity space** – 415m²
- **Proposed amenity space** – 394m²

For the purpose of this calculation only private space to the rear of the property has been included the above amount is increased if the front garden is included.

5.9 Proposed Materials

Proposed External Walls – Brickwork To Street Elevation (East)

Red stretcher bond brickwork is to be used to the walls of the central section of the side extension to the East (street) elevation

This is to break up the elevations to avoid too much use of a single material across the facade.

The East elevation already consists of red stretcher bond brickwork in the following locations:

- Existing garage block
- 2 Storey flat roof section of the building to the rear that is visible from the road
- 2 Pook lane extension, including the recently approved extension under **APP/25/00060**

This would indicate that this is a suitable material for use along the street elevation (East elevation)

Proposed External Walls – Brickwork To Side & Rear Elevations (North, South & West)

To the rear of the existing building red stretcher bond brickwork is the primary finish used to both 4 & 2 Pook lane which indicates that continuation of this material to the proposed extension would be suitable.

Red stretcher bond brickwork is used:

- In the existing 2 storey section to the rear of 4 Pook Lane (Kitchen / dining and rear bedroom external walls)
- Existing garage block external walls
- Throughout the single and 2 storey sections of 2 Pook Lane to the rear of the property.

Therefore red stretcher bond brick is proposed:

- To the proposed single storey rear extension (All external walls)
- Around the new bedroom window facing the rear garden within the proposed single storey extension..
As with the east elevation this break in materials between the cladding and brickwork is proposed to keep the elevations visually interesting.
The brickwork to the rear is gabled, this would not be out of character for the rear elevation of the building due to the presence of the gable end to the single storey section of 2 Pook Lane.
The existing section of red stretcher bond brickwork external wall under the flat roof (over the existing dressing room) would also indicate that brickwork extending above the fascia of the pitched roof is typical and not out of character with the building.

Proposed External Walls – Cladding

Where the existing single storey lobby is to be rebuilt it is clear that a more suitable material is required for the external wall finish.

Although pebbledash is present elsewhere in Pook Lane (to the facade of dwellings opposite for example) there are more appropriate replacement materials that could be used.

As well as red stetcher bond brickwork (see previous page) the other suitable choice would be featheredge timber cladding as this would create an interesting & visually pleasing structure that is more in character with the knapped flint section of the building giving a more appropriate rustic look.

Featheredge cladding is proposed to the street elevation (East) & West & South (Side & rear elevations). As with the brickwork this is proposed to break up the elevation to avoid the use of too much of a single material across the single storey section (Particularly to the street elevation)

Although there is no evidence of featheredge cladding used in Pook Lane it is worth noting:

- No.2 & 4 are particularly unique properties to Pook Lane by being the only Knapped flint dwellings along the street.
- As detailed in section 2.2 (Existing dwellings in local area) the street demonstrates a vast range of finishes to the facade (Pebbledash, Render, Tile Hanging, Cedral Cladding, Brickwork etc..) and as such there is no set pattern to follow.
- It is more essential that the chosen finish suits the rustic feel of the knapped flint building rather than choosing a finish based upon those used in the local area, for example although used elsewhere in Pook Lane Cedral Cladding or Pebbledash would be less appropriate choices.
- Featheredge cladding will ensure an appropriate look is maintained whilst ensuring the uniqueness of the building along Pook Lane is preserved.
- The use of featheredge cladding is preferable to the sole use of brickwork across the street elevation which would create a more modern look not in keeping with the host dwelling.



The images above show a model of similar buildings with the same interaction of materials.

- The existing red plain tile roof abuts the knapped flint (As is the case with the existing lobby) The use of red plain tiles is consistent with the existing finish and links into the existing garage roof plain tiles seamlessly.
- Black timber fascias are to be used to keep the finish consistent throughout the building.
- A 2 course brick plinth is proposed below the cladding finish.

Proposed Roof Finish – Plain Tiles to Single storey extension fronting Pook Lane.

All of the existing single storey sections of 4 Pook Lane have a roof that is finished in plain tiles. Both the existing lobby & detached garage pitched roof is finished in red plain tiles.

The existing lobby is to be demolished however it would indicate that red plain tiles are a suitable proposed / replacement material for the new single storey extension.

This is further reinforced due to the fact that the red plain tiles to the garage block roof are to be retained which would result in a consistent roof finish along the single storey section.

Proposed Windows

Any new windows are to match the style and finish of the existing windows.

(Stained timber casement windows with diamond leaded glass)

Where possible the existing windows removed as part of the works are to be reused and relocated, refer to proposed floor plans and elevations for exact details of this.

Proposed sliding door

Timber sliding or folding door to the rear extension is to be used in stained finish to match the existing windows

The glazing will be clear to allow a pleasant view of the garden – No leaded glass is proposed.

Front door - Reused

It is felt that the existing front door has a lot of character and would suit the rustic feel of the extension to the Pook Lane facade. The intention is to retain this door, make good as required and reinstall into the new lobby area within the featheredge clad external walls.



The above photograph shows the existing lobby that is to be replaced by the proposals.

Proposed Fascias / Soffits

Black painted timber fascias & soffits will be used throughout to match the existing.
(As seen in photograph on the previous page)

Proposed Roof Finish – EDPM to Rear Extension

The existing building incorporates a section of flat roof to the rear.& the new rear extension is in keeping with this. The new flat roof is to be finished in EDPM membrane.
Additionally if the existing flat roof over the dressing room is found to need replacement then this will also use EDPM.

Proposed Roof Lantern

A 2 x 2m roof lantern is proposed over the garden room.

The lantern is to have as little frame as possible however any frame visible will be in black / dark grey to match the roof finish.

5.10 Proposed Floor area

- Additional ground floor area created: 49.6m²
(this includes the area of garage converted into habitable space)
- Additional first floor area created: 0m²
- Total additional floor area created: 49.6m²

6. CIL LIABILITY

The property is to be extended by a total of 49.6m² GIA

This falls under the 100m² house extension limit for CIL liability & therefore CIL will not be applicable to this scheme.

7. ECOLOGICAL IMPACT

Havant Borough Council ecologist is to be consulted who will then:

- Assess site photos and available desktop data
- Deciding whether a ecological survey is necessary.

Ecological impact should be reasonably negligible as the scheme is mostly either structure replacing the footprint of the existing structure or conversion of existing structure.

If it is determined that a survey is required an ecologist will be employed to carry it out and a copy forwarded to Havant Borough Council as part of the supporting documents.

8. OVERLOOKING / PRIVACY

The proposals create no privacy or overlooking issues for neighbouring properties as:

- All new structure either proposed or converted is single storey
- Any overlooking into No.2 is prevented by the existing hedge which extends higher than 1.8m
- There are no windows facing No.2 within the rear extension
- The new bedroom (Converted garage) window is at least 22 metres away from No.5 Pook Lane on the opposite side of the road (Taken from OS Map data)
- There are no windows facing No.14 Pook Lane within the garage conversion & No.14 is separated from the site by a 1.8m high timber panel fence, the access road and a large screening of trees and planting along the boundary of No.4

9. PARKING PROPOSALS

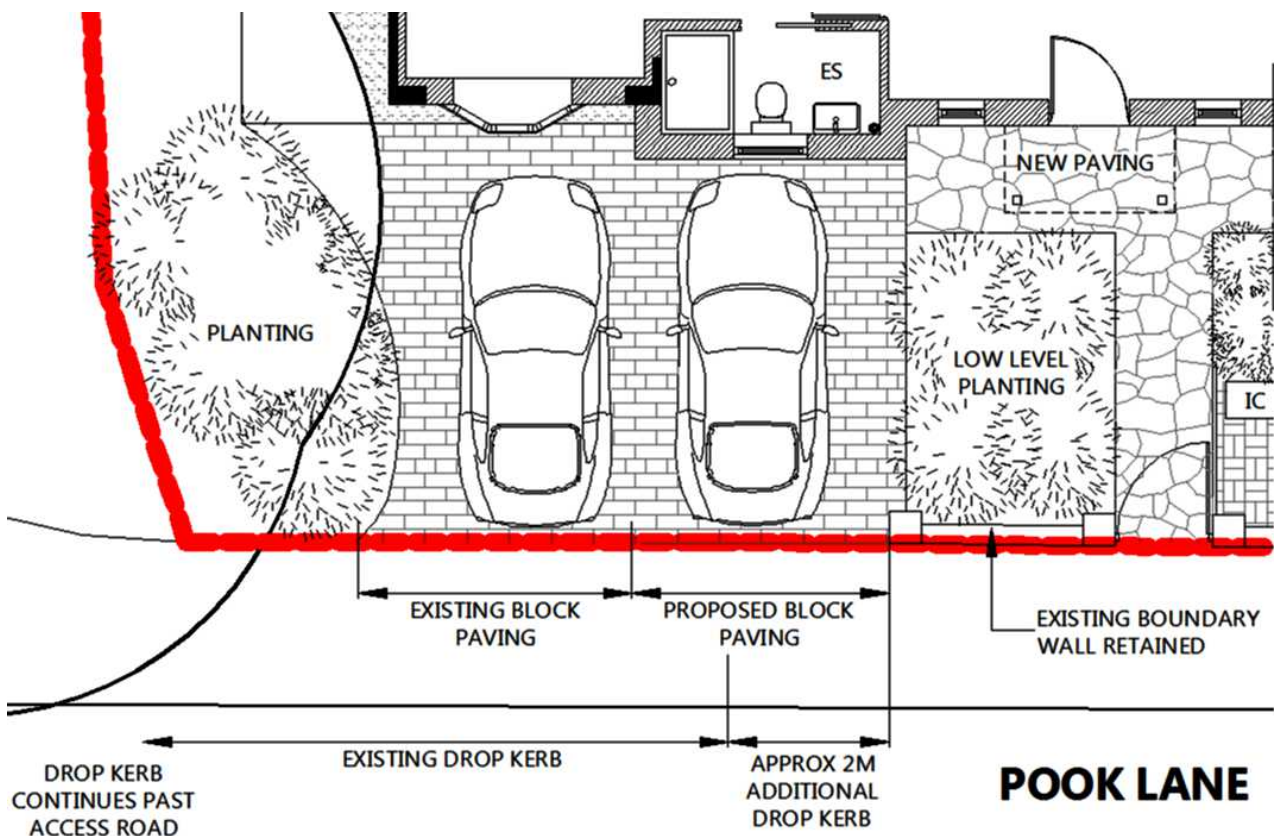
4 Pook lane currently has 2 car parking spaces within its boundary.

- 1 x car parking space to the driveway
- 1x car parking space within the garage.

Havant Borough Council Parking SPD document requires that C3 houses with 3 bedrooms should have a minimum of 2 parking spaces.

As the garage is to be converted into a bedroom and the total number of bedrooms is to be increased to 3 an additional parking space will be required.

The proposal is to increase the width of the existing driveway finish to allow a second vehicle to park as shown below:



The new block paving is outside of the root zone of any nearby trees & the existing retaining wall and planting adjacent to the boundary line will be retained.

As part of the proposals the drop kerb will be required to be extended by approximately 2 metres. The driveway finish will be a continuation of the existing block paving finish.

Currently No.4 also makes frequently use of the space to the front of the property to park 2 cars – **(See photograph in section 1.4)** which increases the available parking.

10. RIGHT TO LIGHT / OVERSHADOWING

BRE daylight and sunlight guidance document states a significant amount of light is likely to be blocked if the centre of an adjacent neighbouring window lies within a 45-degree angle of the adjacent structure on both plan and elevation.

For the entirety of the proposals no loss of light / overshadowing to No.2 Occurs as:

- The proposed single storey extension to the rear extends no further than the single storey section of 2 Pook Lane.
This keeps the proposals clear of any 45 Degree line projected in plan from the centreline of No.2 glazing & also a 45 degree line taken from the proposed extension eaves cannot cross the existing glazing to 2 Pook Lane.
- There are no windows on the south elevation of the single storey section of 2 Pook Lane therefore no loss of light can occur due to the adjacent proposed extension to No.4
- The proposed side extension & garage conversion is too far away from any neighbouring property to have any overshadowing.

12. SUMMARY

In summary the proposed design will achieve all of the design objectives.

- The clients needs for a greater amount of living space will be met.
- The visual appearance of the single storey section of No.4 along Pook Lane will be significantly improved with removal of the unsuitable pebbledash finish and a replacement structure using more suitable materials & constructed at a mass and scale to compliment the host dwelling in an appropriate way.
- As No.2 has approval for a single storey lobby and bedroom side extension extending indicating that a lobby & bedroom extension to No.4 would also be a suitable addition.
- The additional construction for the side extension would extend 900mm less than No.2 approved proposals and it is also significantly lower in height which demonstrates that no over-development adjacent to the highway is occurring.
- The existing conservatory is in poor condition, the replacement garden room creates additional space at a higher quality & using more appropriate materials to the host dwelling whilst ensuring no overlooking or overshadowing occurs to No.2.
- This design statement also demonstrates that all standards for parking, amenity space, overlooking and overshadowing are suitably met
- The dwellings uniqueness is suitably maintained by the use of appropriate design and materials

13.SITE PHOTOGRAPHS



Rear garden, view facing East towards the rear of the detached garage



View of front garden facing South



View of front garden from pavement along Pook Lane, facing West



View of front garden & boundary wall from pavement along Pook Lane, facing West



View from inside existing conservatory facing rear garden



View from rear garden facing North East



View from rear garden facing North, showing position of existing tree & boundary hedge



**View from rear garden facing South West.
This shows the screening of trees and planting between No.4 and the rear access road for No.6 & 8 Emsworth Road.**



View from inside existing conservatory facing rear garden
This shows the brickwork retaining wall that surrounds the existing conservatory



View from existing driveway facing North