

Ref (5)

HAVANT BOROUGH COUNCIL

14 NOV 2022

RECEIVED

DESIGN AND ACCESS STATEMENT FOR:

**ADDRESS: 141A STAKES ROAD, PURBROOK, WATERLOOVILLE,
HANTS PO7 5PL**

Homeowners applying for this application: Mr & Mrs C James

Date of application: 11th November 2022

1 LOCATION:

The site is in a residential area of Waterlooville in a section of unmade road off Stake Road. The property is situated to the East of Kennedy Close. To the West is a housing development including the adjacent Athens Way and Montreal Drive. The properties in this location are predominantly detached two storey dwellings.

2 SITE USE.

The property subject of this application is a detached four-bedroom house complete with rear sun lounge. There is a detached garage / outbuilding, driveway and adequate off-road parking for several vehicles.

3 PLANNING HISTORY

There has been a previous planning application for this rear extension previously which was refused. My Architect has redesigned and reduced the depth of new proposed extension to overcome the previous concerns.

4 FLOOD RISK

We have conducted a search on the Environmental Agency website and this property is located in Zone 1 – low probability, less than 1 in 1,000 (0.1 %) of river or sea flooding.

5 PROPOSALS

We would like to update the ground floor accommodation which includes the replacing the old sun lounge. There is a requirement to enlarge the bedroom at first floor level located near the rear sun lounge.

The existing sun lounge will be demolished to allow for the construction of a two-storey rear extension to create both a garden room and an enlarged bedroom above at first floor level. A section of existing Laurel hedge on the boundary of 141A Stakes Road will be removed alongside the proposed new extension to allow for more light. To allow the provision of additional natural light, two side windows be introduced, one at ground floor and one at first floor level.

6 DESIGN

The existing house already has a rear projection, and it is our intention to extend this projection by 3,250mm in depth by the existing width of 4,734mm. The proposals will have a hipped plain tiled roof complete with brickwork / rendered elevations to match the existing materials.

The ground floor accommodation will provide a garden room with an expanse of glazing / external doors to enjoy the fine landscaped garden. First floor accommodation will provide an enlarged bedroom for our Grandchildren.

In conjunction with this, the two side windows are proposed on the Northern elevation facing the boundary of 141B Stakes Road. The ground floor window will provide much needed natural light into the dining room. The first-floor window will provide natural light into the extended landing area. These two windows will be completely obscure glazing with only the top light openable, to protect the privacy of our neighbors at 141B.

7 ACCESS AND PARKING

Existing vehicle access onto Stakes Road and car parking will not be changed by these proposals.

8 CONCLUSION

These proposals have been re designed to be sympathetic with this property and will not affect the amenities of our neighbor which is main aim.

We respectfully request Havant Borough Council to support these proposals.

Mr. & Mrs. C James

