



May 2021

Planning Statement

Proposed single storey extension to the rear of the ground floor. Hip to gable conversion with an increased pitch and ridge height, dormers to the side elevations.

at

6 Hollybank Lane, Emsworth, Hampshire, PO10 7UD.



Street scene of 6 Hollybank Lane viewed looking South East

Introduction

This planning statement is in support of an application for a householder planning application for 6 Hollybank Lane by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site / Street Scene

6 Hollybank Lane is located along a residential road, characterised by detached dwellings built during the mid to late 20th century. The section of the lane that number 6 is located on, has four nearly identical bungalows with concrete roof tiles and brick and render elevations. Number 10 has been converted into a two storey property with several dormers which retain the ridge height at the existing level. On the west side, directly opposite numbers 4 – 10 the houses are irregular, with different heights and styles.



Photo taken from number 6 looking South West



... and looking North West



Number six (red car) in context with numbers 8 & 10.



Number six in context with numbers 4 & 2

Number six has a large driveway which extends past the house to the garage. The rear garden is extensive and also houses a workshop which is joined to the garage.

Internally the first floor has been converted into an office / spare room by the previous occupants. This space is accessed by a drop-down timber staircase and is served by two roof windows, one on each pitch as shown on the Existing Roof Plan and Elevations. To the rear there is an existing extension which is heavily glazed, with a flat roof and brick base. There is no access to the garden or patio from this room. The current layout is fragmented and the extension work is poorly insulated and in need of repair in places.



Rear elevation showing the existing extension

The Proposal – Design and impact

Our proposed alterations to the existing house include replacing the existing rear extension with a new extension 4450mm deep right across the rear of the property, and also encompassing part of the existing garage. This element will be of brickwork construction with a parapet, with a green roof set in behind the parapet which will be capped with a coping stone. The height of the finished parapet capping will be approx. 3.2m from finished ground level.

The works to the roof will include lifting up the existing eaves height and re-pitching the roof. The existing ridge will need to be raised by approximately 1500mm in order to facilitate the space needed at first floor to make the scheme workable. In order to reduce the impact of the raising of the ridge we have pitched the dormers in such a way that from the front and rear elevation the impact is reduced as the dormer roofs carry the pitch down. The windows to the bedrooms will be front and rear of the property so as not to impact the neighbours, with windows to the bathroom dormer to be obscure glazed. The other dormer (south) will serve the staircase.

The applicants are extremely keen to ensure the property is as environmentally efficient as possible once construction work has been completed, as the existing house is inefficient. The design of the rear extension has developed this ethos and includes a green roof finish to the flat roof to encourage pollinators as well as to increase the insulation to the roof.



For the first floor conversion, in order to achieve an excellent thermal u-value we needed to raise the eaves heights marginally and then change the pitch of the roof to allow for insulation depth and space above the staircase and in the bedrooms. The south facing roof pitch will carry solar panels or photovoltaic cells for renewable energy.

The alterations proposed to the house will provide for a much improved layout at throughout, which will be fit for the applicants. The full conversion of the loft space will rationalise the layout of the house, with the bedrooms in daily use being on the first floor and the ground floor bedrooms being used as a study space or spare bedroom for guests. We believe these alteration will provide a sustainable dwelling suitable for modern living.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been designed to be in keeping with the surrounding area. We feel that the property is due renovation and the alterations will make a significant difference to the property.

We thought long and hard about how to convert the first floor into a usable, well insulated space. Other nearby properties have added lots of dormers in order to convert the first-floor space, we felt that by raising the ridge we could achieve a pleasing design that sat comfortably within the street scene, whilst also being mindful of the privacy and amenity of neighbouring properties.

Amount

Floor	Existing	Proposed
Ground	103 sq mtrs	123 sq mtrs
First	22.5 sq mtrs	51 sq mtrs

Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed by Mark Davison

For and on behalf of iDraw Architecture