



37 Linda
Grove

planning
statement

May 2019

Planning Statement

Proposed hip-to-gable extension and single storey ground floor rear extension

at

37 Linda Grove, Cowplain, Hants, PO8 8UX.





Introduction

This planning statement is in support of an application for a householder planning application for 37 Linda Grove, Cowplain by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

37 Linda Grove is set within a mid-20th century residential development which is a common feature of Cowplain. The property is semi detached with a link attached small footprint garage to the rear. The property is a chalet style bungalow with dormer windows serving the upstairs bedrooms. The external elevations are of red brick and the roof is a concrete roof tile. Dormer are tile hung.

The property has a small front garden with side access and parking and a private rear garden. There is a rear conservatory of glass and white upvc.

The Proposal – Design and impact

The alterations proposed to the house will provide for a much improved layout at first floor, being that the current dormers only allow for full height to part of each room. The dormers are some 40 years old and have become thermally and acoustically inefficient and are in need of replacement. We have taken the opportunity to extend the existing hip roof to a full gable end, as has been done just across the road to a similar property. In doing this we can create a dormer to the rear elevation which will encompass a bathroom at first floor as well as an enlarged, full height bedroom.

The front dormer has been kept to a reasonable scale in context with the existing dormer which is still large enough to facilitate the front bedroom.

To the rear of the ground floor plan we have removed the existing conservatory and added a small, pitched roof extension to enlarge the kitchen area, allow easy access to the rear garden and also will bring some natural light into the ground floor bedroom 1.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies.

Evaluation

The proposed alterations to the property has been designed to meet my client's brief for providing a suitable house for a growing family. There has been several approved applications nearby over the last few years, it is our opinion that the proposals to number 37 are similar in scale and to these approved applications.



Amount

The first floor area to the existing house is approximately 19m², the proposed additional floor area to the first floor will allow for a total of 40 m² once complete. The loft ground floor conservatory is 10m² which is to be demolished. The new ground floor extension will provide 8m² in additional usable floor area, a net loss of 2m² to the ground floor. Overall the proposed works will provide a net increase of 19m².

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