

DESIGN AND ACCESS STATEMENT

**PROPOSED DORMER TO:-
THE WHITE HOUSE GARAGE
2 LANGSTONE ROAD
LANGSTONE
HANTS, PO9 1RE**



June 2018

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1 Introduction

The existing property is a 5 bedroom detached house with a swimming pool a guest room extension to the west side and an existing guest room above the garage, in a residential area of Langstone, Havant.

The Applicant has planning consent to improve the layout of the house and carry out works to reflect their life style. The proposal is to add additional floor space to the existing guest room above the garage by adding a new dormer to the east side of the roof.

2 Existing Site and Surrounding:

The house is located in a semi secluded walled garden on the A3023 main road through Langstone characterised by large mainly detached dwellings of various architectural styles and periods. There are two large trees positioned on the east property boundary on the road side which dominate the setting and provide extensive screening when in leaf. They also provide some screening during the winter months.



View of property boundary wall to the 'White House' in winter obscuring the ground floor of the garage with its roof seen above the wall.

Significant screening during the growing season is provided by the 2 large existing mature trees on the east boundary



The garage roof has limited views by pedestrians or cars passing along the east side because of the 2.2m high boundary wall.

On the south, north and west boundaries are 1.8m high close boarded fences and mature trees and hedges. The site and surroundings are generally flat and level.

This side of Langstone Road is distinctly characterised by high boundary walls and/or hedges, large trees and grassed road verges.

3. Flood Risk Assessment

The site does not appear at risk on the Environment Agency Flood Risk Map, see below. The very minimal additional surface water run-off will utilise the existing on site surface water drain and soakaway system.



4. Planning Consultation and History

Planning consent to the guest suite extension to the west of the swimming pool was granted planning permission in 2006, Application No 04/65221/001.

Planning consent was also granted in 2012 to alter the dormer to the upper floor of the garage, guest accommodation, Application No 12/000955

Planning consent was also granted in 2017 to Single storey extensions and creation of second storey including terrace to south elevation, Application APP/17/00351, which is currently under construction to be completed September 2018.

Pre-application discussion was held on site 15.06.18.



Illustration of completed latest current planning consent

5 Access and Parking

Vehicle and pedestrian access to the property is via the secure controlled gates off Langstone Road. There is sufficient space to stop off road in front of the gates before going in without causing road obstruction.

The existing garage can accommodate 2 cars. The existing drive and parking area is extensive and can accommodate at least 6 cars and provide on-site turning allowing vehicles to exit the site in a forward direction.

It is not intended to increase the occupancy of the house and therefore additional car parking provision which is already above highway standards is not considered necessary.

Refuse bin storage and collection will remain as existing from the rear gate/door behind the garage.

6 Design and Form, Privacy and Overlooking

The proposed dormer is proposed to be the same as that on the west side in scale and design. There will be no overlooking into private property from the proposed dormer. It will only overlook the public roadway. The dormer will be substantially screened by the existing tree in the adjacent roadway.

7 Amount

The proposed dormer will provide an additional 5.2m² of floor space above 1.5m height to the guest room. This constitutes a very minimal addition to the existing 25m².



Existing dormer to west elevation to be repeated on east elevation.



View of existing dormer from south

8 Materials

It is proposed to match the existing external materials in order to visually unify the building.

9 Landscaping and trees

The existing adjacent tree which currently is in highway land will require pruning as it encroaches significantly into the property.

10 Conclusion

The proposed dormer is modest in scale and does not reduce the amenity of any neighbours.