

November 2023

Planning Statement

Proposed extension to the front elevation and alterations to the rear elevation and garage.

at

23 Brent Court, Emsworth, Hampshire, PO10 7JA.



Introduction

This planning statement is in support of an application for a householder planning application for 23 Brent Court, Emsworth, Hampshire by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

23 Brent Court is a detached property set within a small private estate, accessed off Beach Road. The properties within this location are all of a similar design and materials, with brickwork and clay tiles with hip roof / barn hips the prominent features throughout along with the dormer windows to the first floor. The development was constricted in the late 1980's and is well established and landscaped.

The current layout is in need of alteration to work for the applicants long term occupation, and the existing conservatory is in need of replacement. There is a dilapidated front porch which is in need of replacing and the owners are keen to upgrade all the insulation and the heating system to make the property as thermally efficient as possible.



The existing rear conservatory

The Proposal – Design and impact

The alterations proposed to the house will provide for an improved layout at ground floor which will be fit for the applicants. With the existing conservatory no longer viable as a useable room due to its condition, the decision was taken to replace the plastic elements with a timber framed design and pitched tiled roof which faces south to provide a location for solar panels.

The new French doors to the west of the living room will access the new courtyard garden which will be laid to stone. The overgrown planting currently in this area will be removed.

The front porch will be timber (oak) and glass and will be built off the front of the newly extended pitched roof extension which will run across and over the existing front bay window. The addition of the pitched roof over the bay window will allow for improved insulation and allow for the replacement of the existing flat roof to the bay window with a pitched roof design which will integrate into the property.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been in keeping with the surrounding area and in conjunction with local policies. CS16 calls for a high-quality design which we have produced in an established design ethos for the front porch and the rear elevation. The presumption of sustainable development should be considered to have been met as the alterations will improve the thermal performance of the house in meeting building control regulations.

Evaluation

The proposed alterations to the property have been designed to meet my client's brief for providing a suitable house which is in need of updating to meet modern standards. There have been several approved applications nearby over the last few years, it is our opinion that the proposals to 23 are similar in scale and to these approved applications.

Amount

The floor area to the existing house is approximately 115m² over two floors including the conservatory. The additional floor area to the ground floor porch extension is approximately 5 m².

Landscaping

The works will not affect the planting on the site.

Appearance

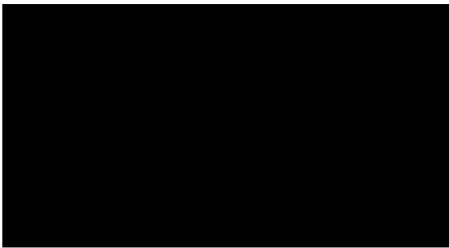
The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area. The oak and glazing will enhance the appearance of the property and although these materials were not used in the original construction, they will complement the existing materials.

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. The addition of the bedroom to the ground floor with ensuite will allow for flexible use of the property going forwards.

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 Davsion

For and on behalf of iDraw Architecture