

DESIGN, ACCESS AND FLOOD RISK STATEMENT

In Support of Design for

Proposed single storey side and rear extension with external alterations after demolition of attached garage



At

76 Southleigh Road
Havant
PO9 2QL

For

Mr S Kneller

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

13th May 2020



1 LOCATION

The application site is located to the eastern side of Southleigh Road in Havant. This location is mostly residential with a mixture of detached chalet bungalows, two storey dwellings and bungalows within the close vicinity of Havant.

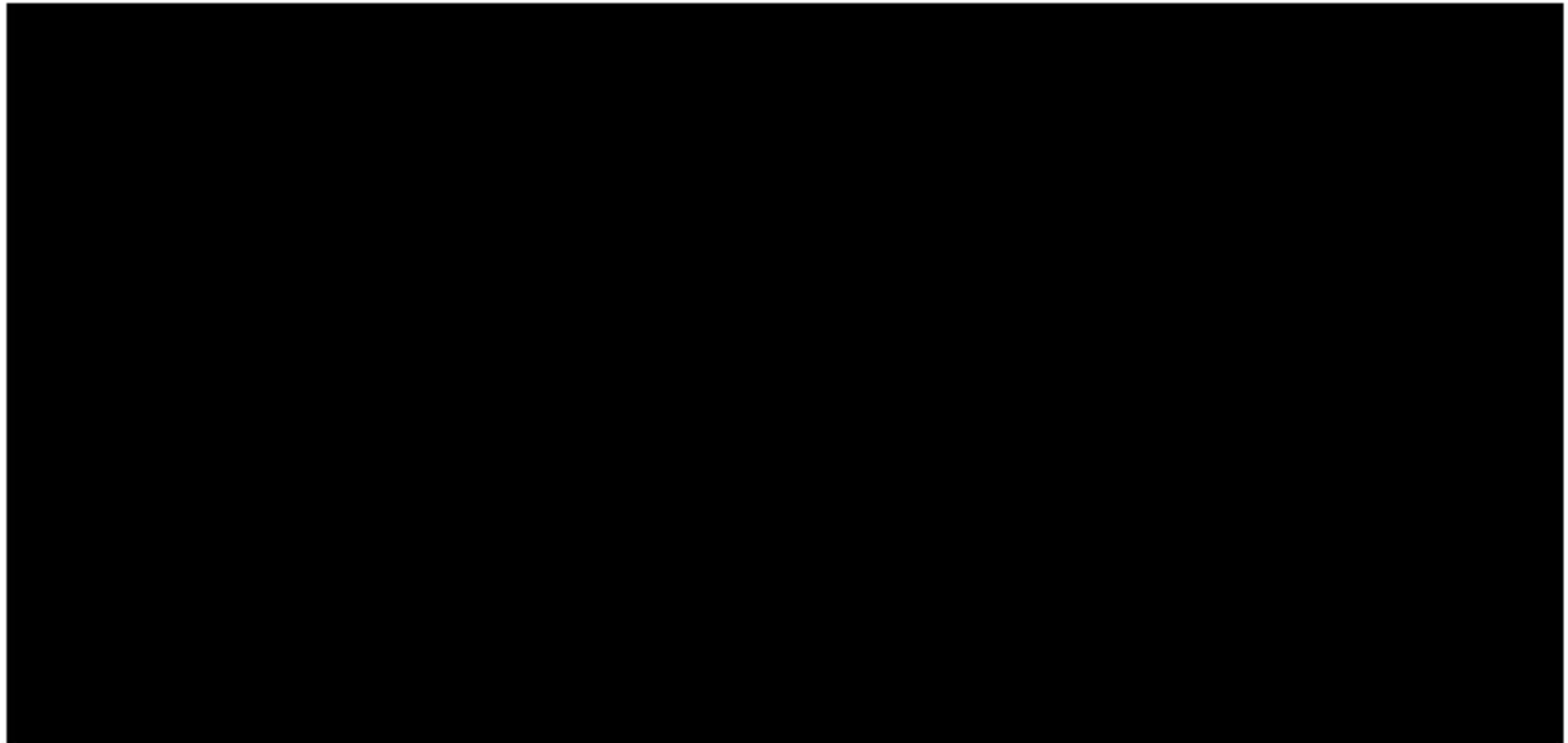
There are very good communication links to the nearby roads including A27/A3M/M27. Havant has the advantage of bus and train stations with direct links to London and the surrounding areas.

This dwelling is currently for sale and our client is in the process of purchasing this detached bungalow. The property consists of three bedrooms, kitchen with linked utility room, living room, family bathroom and attached single garage. There is a large driveway with off road parking for a number of vehicles with direct access onto Southleigh Road.

It has the advantage of a large secluded south-easterly well tended garden, mostly laid to lawn, with hedges and shrubbery. There is also a greenhouse and a patio located in a sunny spot adjacent the eastern boundary to take advantage of the southernly aspect, see photograph below.



External elevations include facing brickwork walls, white pvc window/door units and concrete interlocking roof tiling. The property benefits from an attractive facing dwarf brickwork wall and gates facing Southleigh Road.



3 PLANNING HISTORY

We have carried out a planning search on your website which has revealed no history.

4 FLOOD RISK

We have carried out a search on the environmental agency website which has revealed the following;

Rivers and the sea/surface water flooding – very low risk of flooding less than 0.1% each year at this area (Zone 1).

Surface water flooding – medium risk of flooding between 1 – 3.3% each year at this area (Zone 2).

To mitigate this risk, we can confirm the following:

- All finished floor levels for the proposed extension will be no lower than the existing floor levels.
- This proposal is classed as a minor extension (under 250m² floor area). All surface water drainage will be dispersed using water cell units located at least 5.0m away from buildings as part of a surface water management system. Final details of this will be submitted under a Building Regulation submission at a later date.
- Patio area to utilise permeable paving to minimise surface water runoff and not increase potential flood risk elsewhere.
- Our client will register with the Environmental Agency Floodline to receive advanced warnings of any potential flooding.

5 SITE USE

This property is a detached 3-bedroom bungalow with an attached single garage.

There is off-road car parking for a number of vehicles. The total internal floor area of the property is 112m² (excluding attached single garage). The property is currently under offer by our client.

6 THE PROPOSALS

Our client, in conjunction with his parents, have been trying to purchase a local property for all their requirements. [REDACTED]

[REDACTED] The proposals require combined living, kitchen and dining areas with personal space for all family members. [REDACTED]

The scheme includes the construction of a single storey side and rear extension after demolition of the attached single garage. [REDACTED]

The extension will provide additional internal floor space of 77m². The full width side extension will be located adjacent the boundary to number 78 (where the current garage will be demolished) with a linking rear extension running the full width of the bungalow. [REDACTED] sections of the existing bungalow walls will be removed as detailed.

Overall, the bungalow will benefit from much improved living, kitchen and dining spaces with access into the garden area via three sets of bi-folding doors. This can be achieved from both the annexe and rear extension with a large shared patio space. [REDACTED]

7 DESIGN

Our main priority is to create a suitable architectural solution which will complement the vernacular style of the existing bungalow and not reduce the amenities of the neighbours at number 78 to the north of the application site.

The extension to the property will include constructing a full width side extension to the northern boundary. The length will be slightly longer than the demolished garage, it will be extended towards the front of the bungalow but not to the detriment of the adjacent bay window to number 78.

Our client has spoken to the neighbours to outline the proposals intended. Initially their response was favourable although they to date have not seen the completed planning drawings. We will of course serve the appropriate notice to them since the side extension will be constructed on a shared boundary.

See photograph below of southern elevation to number 78 showing the bay window.



We have investigated the internal layout of number 78 on your planning search facility (Ref: APP 13/01177) and it appears that the bay window is not the only window to this space. It has the benefit of other openings facing the garden including a roof lantern and large patio doors which are illustrated on the approved planning drawings. Of course, we can only assume this is how the scheme has been constructed, but can obviously be checked on site.

To assist in creating a reduced scale the scheme will utilise a flat roof structure to its entirety with roof lanterns as detailed. We can conclude in our professional opinion the natural daylight to number 78 will not be affected.

The annexe element of the proposals has been designed to create an open plan living arrangement [REDACTED] This in turn is linked to the other communal areas of the bungalow which are contained in the rear extension element of the scheme. This includes a kitchen/dining space and a separate living area for use by all the family when required. [REDACTED]

External connection will be important for all the occupiers so large bi-folding doors will be used to access both the garden and patio areas.

All materials will match the existing in all aspects. That is facing brickwork external walls with white pvc window and door units. Roof lanterns and a rooflight will be introduced where detailed to improve natural light penetration to the proposals.

As part of the construction process, we will need to weatherproof the single storey structure at number 78 since again this is constructed directly on the boundary line. This matter can be finalised via The Party Wall Act 1996 in the future.

8 FINANCIAL CONTRIBUTIONS

Our clients will provide the necessary financial contributions required by this planning application.

We understand that the gross internal area for the proposed extension is a total of 77m² and is under the CIL threshold of 100m² for extensions, so no payment will be necessary.

We further understand these proposals are for the benefit of a registered disabled person and no planning fees will be payable.

9 ACCESS & CAR PARKING

The proposals will create a four-bedroom property and the site has the ability to allow off road car parking for a number of vehicles. In accordance with Havant Borough Council Parking SPD, a total of 3 car spaces need to be provided on site for a dwelling with 4 or more bedrooms. This has been illustrated on the planning drawings.

Access onto Southleigh Road to remain as existing.

10 CONCLUSION



The scheme has been sympathetically designed to limit impact on the surrounding dwellings and to respect the architectural vernacular of the property.

The amenities of the local residents in our professional opinion will not be affected. Adequate car parking can be provided on the site.

We respectfully request Havant Borough Council to support these proposals.