

Date

Planning Statement

Proposed Erection of single storey rear extension and partial conversion of loft including 2No dormers to the North and the West elevations.

at

70 Lone Valley,
Waterlooville,
Hampshire,
PO7 5EB.

Design & Access Statement

Introduction

This application is for the construction of a single storey rear extension and part conversion of the loft to create a family room to the rear of the property and an additional bedroom at first floor.

Assessment

Physical

70 Lone Valley is a brick, tile pitched roof, private dwelling house built in the early mid-20th Century. The property is not a Listed Building nor is it in conservation area.

Social

The property is semi-detached with a number of semi-detached properties in nearby proximity. The front elevation of the property is overlooked by Lone Valley. The rear elevation overlooks its own, and other neighbouring gardens.

Economic

The proposed works to be carried out on the property will have no effect on the local economy.

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.

Involvement

My client has discussed the proposed works to the property with their adjoining neighbours.

Evaluation

The proposed extensions to the property have been designed to meet our client's brief for providing additional room for their growing family and a better layout. Currently there are three bedrooms over two floors, with the third bedroom being very small. The addition of an ensuite bathroom at first floor will be hugely beneficial.

Design

The reasons behind the proposal are as described above. The external features and finishes of the dormers will match those used on the existing house and complement the surrounding buildings. The rear extension is a step away from the existing style of the property, but has been designed to be distinctive and to work well in itself and with the garden.

Design Process

Use

The works to the loft will provide an additional bedroom which will serve as the master bedroom. The extension to the rear will provide for a much more flexible family space.

Amount

The floor area to the existing house is approximately 87m² and the proposal will provide an additional 32m² in floor space.

Layout

The existing and proposed internal layout of the property is shown on drawing numbers 16.205.100 and 16.205.101.

Scale and Parking Provision

The site is approximately 350m² in area, with vehicular access onto the site and parking for up to five cars. The Proposed Block Plan on drawing number 16.205.101 shows three 2.4m x 5m parking spaces in red dashed lines which is enough parking for the number of bedrooms, however additional parking could be achieved by utilising the garage and the front garden if required.

The property is a two storey structure with a proposed approximate perimeter area at ground floor of 103m².

Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal to the street scene will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area, which is detailed further back in the design section.

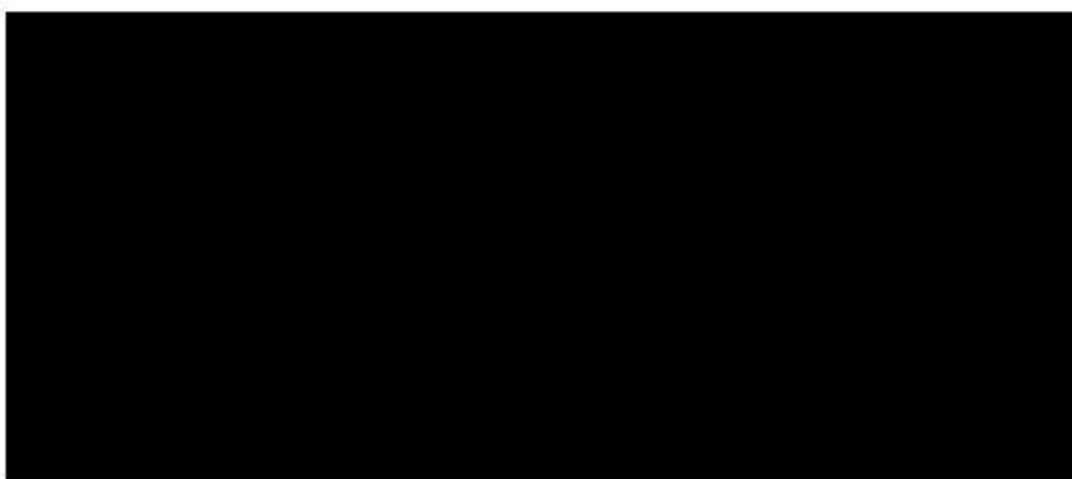
The new external materials to the rear elevation will be a through colour render with single ply flat roof.

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

Mark Davison

For and on behalf of iDraw Architecture Ltd