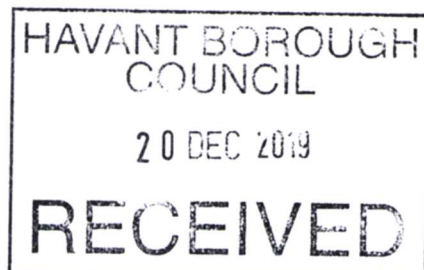




DESIGN STATEMENT

FOR

**Orchard Cottage
23 Warblington Avenue
Havant
PO9 2SD**



Garage Alterations

Client

Mr & Mrs. Rowsell

Job No. 19030

DESIGN STATEMENT FOR Orchard Cottage, 23 Warblington Avenue, Havant

Site Address Orchard Cottage, 23 Warblington Avenue, Havant

Applicant Mr & Mrs Rowsell

1. Introduction

This Design Statement is in support of a Planning Application to Havant Borough Council to extend the existing garage to the above property

Reference should be made to the planning submission drawings for details of the proposals, ref :-

- 19030-101 - location plan
- 19030-201 – existing plans elevations
- 19030-300a – proposed elevations
- 19030-301a – proposed plans

2. Existing Site

The application site is set in a quiet residential area. The property in question is a large chalet style detached property. The hardstanding to the front of the property provides parking for over 5 cars. To the north and south the boundary treatment is represented by mature planting to varying height.

Adjacent to the northern boundary is a detached double garage with loft space. The property is brick and timber built with a tiled pitched roof.

Neighbouring properties to the south have large detached garages / car ports in frontage areas towards their boundaries with Warblington Avenue.

Large two storey detached properties lie to the north and south and tennis courts lie opposite the site. The surrounding area is of low to medium density with a diverse streetscene consisting of a mixture of large two storey detached dwellings of individual age, style and design.

3. Planning History

05/70697/000 - Provision of living accommodation in the loft space to include raising of roof ridge height and change to roof shape, construction of dormer windows to the front and rear elevations, single storey rear extension. Erection of detached double garage to the west of the dwellinghouse, PERM, 19/08/2005

APP/15/01415 – Extension and alteration to existing carport / home office. Refuse 15/02/2016

4. Proposal

It is proposed to raise the height of the roof by 300mm to match the eaves height of the main dwelling. It is also proposed to extend the footprint by 1.0m towards the existing dwelling & 1.0m towards the western boundary. This will provide a garage / office 7.97 x 4.88m with height of 5.8m to ridge.

5. Planning Policy

The NPFF is applicable

Havant Borough Local Plan (Core Strategy) -

CS16 (High Quality Design) - The proposal would be partially visible from Warblington Avenue due to its location at the front of the site, although there is existing 1.7m high brick wall and planting which will obscure the development from the highway. The design and appearance of the garage is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16. Due to the diverse nature of the existing streetscene, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

The addition of dormers to the roof will match the feature on the main house and will not cause any overlooking issues with neighbouring properties

Materials proposed are plain tiles to match the main house & timber cladding

There are number of other examples of large garage structures to the front of dwellings within the immediate area of various sizes and designs.

The proposed garage will be approx 4.0m from the boundary with Warblington Avenue and approx 2.0m from the northern boundary. There is good existing screening to the site and the roof pitches away from the northern boundary which would lessen any perception of the proposal being overbearing. The houses in this area are predominantly set back from the highway and similar types of development have been carried out to several properties in the immediate vicinity. A new garage was recently approved at nearby 27 Warblington Avenue (APP/15/00675)

The proposed alterations to the garage are sufficient distance from the surrounding dwellings so as not to cause issues of overbearing. It is considered that to this regard the scheme accords with the requirements of Core strategy policy CS16 (e).



View of existing garage from Warblington Avenue looking North showing existing wall and screening



View of existing garage from Warblington Avenue



View of existing garage from Warblington Avenue looking South