

12 CARLETON CLOSE, HOOK

DESIGN AND ACCESS STATEMENT

in respect of the proposed two storey side addition, single storey front addition and associated alterations

1) Use

- a) The property comprises a two storey detached house, constructed with principally face brickwork elevations (although the front gabled elevation is colourwashed rendered at ground floor storey and clad with horizontal boarding at first floor storey) under a concrete interlocking tile covered pitched roof.

The front of the property faces southwards onto Carleton Close.

- b) The property was originally linked to the neighbouring property (11 Carleton Close) by single garages.

11 Carleton Close has since been extended (following the demolition of its linked single garage) with a two storey side and single storey rear addition, built in accordance with Planning Approval 07/00073/FUL. The two storey side addition comes to within 380mm of the boundary with 12 Carleton Close.

- c) The property is situated within the Urban Settlement of Hook, in a cul-de-sac off of Newnham Road. It is situated on the northern side of Carleton Close within an area characterised by two storey houses of similar construction.
- d) The property lies within the settlement boundary for Hook where there is a presumption in favour of development that accords with the policies of the Local Plan in terms of scale, massing, design, height and where the appearance sustains or improves the design qualities of its surrounding area.

2) Amount

The proposal involves the demolition of the existing single garage, covered alleyway and Utility Room offshoot and the construction of a two storey side addition. A single storey addition will extend across the front of the proposed two storey side addition and existing house.

3) Layout

- a) The existing and proposed layouts and elevations are as indicated on the drawings accompanying this Application as follows:-

| | | |
|-----------|-------------------------------|------------------|
| 18/01/1a | Ground Floor Plan as existing | scale 1:50 at A1 |
| 18/01/2a | First Floor Plan as existing | scale 1:50 at A1 |
| 18/01/3a | Elevations as existing | scale 1:50 at A1 |
| 18/01/4a | Elevation as existing | scale 1:50 at A1 |
| 18/01/10b | Ground Floor Plan as proposed | scale 1:50 at A1 |
| 18/01/11b | First Floor Plan as proposed | scale 1:50 at A1 |
| 18/01/12b | Elevations as proposed | scale 1:50 at A1 |
| 18/01/13b | Elevations as proposed | scale 1:50 at A1 |
| 18/01/14a | Roof Plan as proposed | scale 1:50 at A2 |

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4) Scale and appearance

- a) We have consulted with our neighbours at 11 Carleton Close in respect of the proposed design.
- b) The two storey side addition will extend to within 610mm of the boundary with 11 Carleton Close, thereby maintaining a 990mm gap between the two properties.

The front wall of the proposed two storey side addition has been set back slightly from the projecting brick corner detail on the original house and will be constructed in face brickwork (rather than clad with horizontal boarding). This will achieve the appearance that the addition is subservient to the main house. This approach has been adopted on similar properties in the Close (e.g. nos. 18, 22 and 31 Carleton Close).

It is also proposed to remove the existing horizontal boarding from the front gable of the house and to finish the wall with a smooth render (painted in an off white colour).

The roof over the proposed two storey side addition has been designed with a hipped end (mirroring that on the two storey addition to 11 Carleton Close), thereby reducing the overall bulk and mass of the construction. The ridges of these additions are also at the same height as the main house.

Other properties in the Close have been extended in a similar way and therefore the design and appearance of the proposal would be in keeping with the locality.

- c) Hart District Council does not publish any supplementary planning guidance in relation to the design of two storey side additions and the minimum space separation required to boundaries.

There are examples of two storey side additions in close proximity to the boundary in the Close (e.g. 18, 22 and 31 Carleton Close), where these additions have not been set back from the front elevation of the main house nor the ridge line set down from the main ridge and these examples do not have a significant effect on the character and appearance of the locality.

There is also an example of two adjacent properties having two storey side additions (i.e. 22 and 23 Carleton Close).

- d) The recently constructed two storey side addition to 11 Carleton Close has been built to within 325mm of the side wall of our garage (i.e. 380mm to the boundary).

The proposed two storey side addition to 12 Carleton Close will maintain a 610mm gap to the boundary, thereby maintaining a 990mm gap between the properties. This gap and the fact that the eaves line of 12 Carleton Close is visibly lower than the eaves line of 11 Carleton Close will avoid “a terracing effect”.

The difference in ground levels between 11 and 12 Carleton Close is also visibly noticeable and therefore also reduces any potential “terracing effect”.

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- e) There are no windows in the side elevation of the recently built addition to 11 Carleton Close nor are any windows proposed in the side elevation of the proposed additions to 12 Carleton Close. Any views from the first floor rear facing Bathroom window would be straight down the Application Site and views would be at oblique angles into the rear garden of 11 Carleton Close.

Consequently, there will be no loss of privacy to 11 Carleton Close.

- e) The proposed single storey front addition will extend across the front of the proposed two storey side addition and the existing house. It has been designed with a lean to roof slope incorporating hipped ends. This is similar to the design adopted on 18 and 31 Carleton Close.
- f) Reference has been made to the Hart District Council Planning Technical Advice Note – Privacy, Daylight and Sunlight: the 45 and 25 degree guideline.

The guideline states that *“in normal circumstances, no development should intrude over a line drawn at an angle of 45 degrees in the horizontal plan from the mid point of the nearest window of a habitable room and rising at an angle of 25 degrees in the vertical plane from the cill”*.

Due to the orientation of the proposed additions to the neighbouring properties (11 and 13 Carleton Close), both of these criteria will be met.

- g) The external building materials (i.e. face brickwork and concrete interlocking roof tiles) will match as closely as possible the original house.
- h) The proposed additions are sympathetic in scale and character to the existing house and surrounding properties. They do not materially detract from the amenities of adjoining properties by virtue of their siting and massing, nor is there any loss of privacy. The proposed additions will not harm the street scene.

5) Landscaping

- a) The front driveway is currently laid out to accommodate the parking of two cars. The remainder of the front garden is laid out to lawn and flower borders.

The Hart District Council “Parking Provision Interim Guidance – adopted August 2008” proposes three levels of accessibility or “zones” where different car parking levels will apply in order to ensure appropriate levels of parking are provided. The main settlement of Hook is within Zone 2.

Table 1: Residential (of the guidance) recommends 3.5 spaces for a house with 4 or more Bedroom units.

The existing parking area at the front of the property will be extended in order to accommodate three parking spaces as indicated on drawing 18/01/10b. The surface of the drive will be gravel – a permeable finish that will prevent any rainwater runoff seeping on to the pavement or road.

The property is located within a cul-de-sac where on street visitor parking will not be an issue.

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- b) There is a mature oak tree in the rear garden of the Application Site (which is indicated as T1 on drawing 18/01/1a).

The proposed two storey side addition will be outside of the Root Protection Area of this tree as calculated in accordance with paragraph 4.6 of BS 5837:2012 Trees in relation to design, demolition and construction – recommendations

6) Flood Risk

The property lies with Flood Zone 1, an area with a low probability of flooding as defined by the Environment Agency. The Flood Map for Planning is appended to this Design and Access Statement.

7) Bio-diversity considerations

The Site does not fall within a designated Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Nature Conservation Importance (SNCI) or a Site of Special Scientific Interest (SSSI). It is not within 200m of ancient woodland or water.

The existing house is of modern design, located in an urban area of Hook and is unlikely to support roosting bats. There is no known bat activity at the Site.

8) Photographs

Appended to this Design and Access Statement are photographs of the existing property.