

# Churchill Design

47 Palace Gate, Odiham, RG29 1JZ

## Proposed two storey side extension, replacement fenestration and internal alterations

### Design Support Statement including a Heritage Statement and Ecology Findings

#### Location

Palace Gate is a residential development within the settlement area of Odiham village. It was completed around the late 1980's and has Conservation Area status.

#### Proposal and scope of works

The main alteration proposed to property number 47 is the removal of the existing attached garage, replacing it with a two storey side extension to provide a further reception room and utility room on the ground floor plus a master bedroom on the first floor.

The existing attached garage is substandard in terms of the current minimum recommended internal size.

It is also proposed to change all of the windows with replacement painted timber units which include double glazing in compliance with current Building Regulations. The colour for all of the external framework, windows and doors will be changed from dark brown to a lighter grey.

The internal layout of the house is to be changed to give a more balanced accommodation and better flow between rooms. The accommodation is increased to five bedrooms.

#### Impact on the character of the Conservation Area and Heritage

The property is finished with a mixture of red brick and timber clad elevations, a plain tiled roof and timber framed windows and doors. The elevations of the proposed extension will have a red brick base and timber cladding to match the proportions already apparent on the existing garage which is being replaced. The replacement windows will be timber framed with a painted finish, the glazing will include a discreet horizontal glazing bar. All external doors will be painted timber.

It is therefore considered that the proposed alterations will not detract from the character of the Conservation Area and that the heritage of the site is unaffected. The overall proportions of the proposed extension will maintain the current visual balance of this property and it remains subservient to the host dwelling. The increase of the footprint of the dwelling is minimal at +10m<sup>2</sup>.

#### Impact on residential amenity

The current layout of this property does not include a utility room. The existing kitchen and breakfast room have a cramped layout and the dining room is overly large. As previously stated the garage is substandard in size when assessed against the current recommended internal size.

The new layout for this ground floor area provides a sizeable kitchen/dining area with space for seating, it is a typical family room layout for modern living. This room will now incorporate large matching coloured aluminium framed sliding patio doors to take advantage of the view to the rear and bring maximum light into the kitchen area. The new utility room provides immediate access to the rear garden. The additional reception room to the front will provide a playroom for the current owner's needs, possibly to be used later on as a second sitting room.

At first floor level, the current rear bedroom is divided to provide two smaller bedrooms, both compliant with the current Housing Standard rooms sizes. The existing front bedroom on the south east corner will convert to a dressing room to compliment the new master bedroom in the proposed extension. It is intended to include a 'juliette balcony' in the new master bedroom, again to take advantage of the view to the rear. This arrangement will not allow any additional overlooking to the rear amenity area of property number 48. The existing en suite bathrooms remain unchanged. The bedroom at the north western corner is to be enlarged by making good use of the loft space at that end of the building. This will be in the format of a mezzanine due to the increased ceiling height in the ground floor sitting room.

Externally, it is not considered that the proposed increase in height, approximately 1,60m higher than the current garage, will have any detrimental impact on the neighbouring property number 48. It is within the current building line and on their north side so there will be no overshadowing or loss of light.

### **Habitats**

The roof structure is exposed inside the current garage and there are no signs of bats or their habitats.

There are no other known protected species habitats within this the site.

### **Landscaping**

It is proposed to remove a section of the front lawn to provide additional parking provision for two vehicles. The existing paved access path to the front door will remain and this is still flanked with soft landscaping. All new hardstanding areas will be finished with shingle over a compacted but permeable base layer to match the existing format.

There is adequate space to comfortably provide parking for at least four vehicles. There is an existing hammerhead to enable easy manoeuvring of vehicles so that they can enter and leave the site in a forward gear. The shared access to property number 48 is unaffected.

There are no significant trees that will be affected by these proposals.

### **Summary**

The two storey side extension to this property plus the visual changes as proposed will have no detrimental impact on the character of this location, will be in keeping with the architectural style apparent within this development, will adhere to the general principles for development and as such should be looked upon favourably by the Local Planning Authority.