

23rd April 2021

Design & Access Statement accompanying

Planning application for reinstatement of front bay window, ground floor rear extension and loft conversion at 21 Westbourne Villas.

21 Westbourne Villas is a detached Victorian house. The site was granted planning permission in 2015 (BH2015/03492) for the conversion of the loft including a rear dormer and front and rear velux windows, which was approved however elapsed prior to purchase by the existing owners. There is an existing conservatory which was refurbished in 2004 (BH2004/03304/FP). The proposal replaces the conservatory and extends to the north to create a coherent rear elevation and good size kitchen-diner for the family. The proposal extends backwards to the same extent as existing.

The front elevation will be greatly improved with the reinstatement of the bay window and conversion of the garage back into living space for the property, in line with other detached properties on the street.

Use

The property will remain in residential use. The proposed extension will provide additional living space at ground floor level, with additional bedrooms in the loft.

Amount

The reinstatement of the bay window to the front elevation will be to match the existing.

The ground floor rear extension is dictated by the current closet wing and extension. Remaining sympathetic with the scale of the property and existing openings. White render will complement the conservation area and existing white render to the property.

The loft will predominantly remain within the existing loft, with a small dormer.

Layout

The layout of the main house is largely as per the historic layout, generally retaining internal partitions and usages. The ground floor extension provides a kitchen space more appropriate for the size of the house.

The reinstated bay window allows for the front room to become part of the house again as a study/drawing room. With the loft conversion having as little impact on the existing layout as possible whilst providing additional space for the family.

Scale

The proposed bay window complements the scale of the existing front elevation and improves the appearance of the property. The dormer and velux windows are discreet and have minimal impact on the front and rear elevation. The ground floor rear extension will be to a similar extent as the existing conservatory.

Landscaping

The existing gardens will be retained.

Appearance

The proposals enhances the appearance of the front of the house, reinstating a detailed bay window. Improving and rationalising the existing rear elevation creating a clear, modern but sympathetic rear elevation. The glazing will be in slim back profiles and extension clad white render.

The dormer and velux windows are discreet and have a minimal impact on the front and rear elevation, the roof will be retiled in slate.

Access

Access to the property will not be affected to the front, the rear access door is relocated.