

DESIGN STATEMENT

35 LYNDHURST ROAD, FLEET, GU51 1EH



Front View



Rear View

The planning application relates to a loft conversion to an end of terrace property in **Hart District Council, GU51**. Specifically, the works comprise: **Loft conversion with velux windows**.

INTRODUCTION:

The existing building appears to be generally as old as the surrounding dwellings. The property is made in timber construction with brick cladding at ground floor level. It also has a good-sized rear garden space. The property is not located within a Conservation Area or Article 4 Direction. It is considered a good quality dwelling house in a desirable residential area.

The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.



EXISTING SITE AND SURROUNDINGS

PROPOSED DESIGN:

The proposal involves loft conversion with the addition of rooflights to the front and rear roof slope to facilitate an additional bedroom with en-suite. It will receive adequate day/sun light via proposed rooflights. The proposed rooflights are not overly large or disproportionate making our proposal to blend well and not to detract from the character of the immediate area. The design of the proposal is balanced and sympathetic in scale and would not result in a negative impact on the street scene. It will be in keeping with the character of the street and the surrounding properties. There would be no loss of privacy or issues of overlooking for neighbouring properties.

Specific to this application, some of the adjacent houses have made use of the generous space available and have converted their attics. The amount of development proposed is very similar to that which is displayed by the neighboring properties within the vicinity. That is why the design does not affect the appearance of the building and the street scene.

USE:

The use proposed by this application is not any different to the existing situation i.e., residential dwelling. The surrounding properties are all in residential use as well.

LAYOUT:

The proposed layout makes the most of the opportunities, which exist at the site. By reconfiguring the general layout, a better-configured space is created. Hence, we regard our proposals to be in keeping with the local character of this area. No adverse impacts will be anticipated on the neighboring property's daylight and sunlight by the position and scale of extension.

PRECEDENT DECISION:

We do not believe that any part of this proposal is creating a precedent as some other properties across the road have permitted similar style proposals.

ADDRESS	PLANNING REFERENCE	PROPOSED DEVELOPMENT
23 STOCKBRIDGE ROAD FLEET GU51 1AR	15/02966/HOU	Loft conversion incorporating 5 velux windows. 3 velux windows on the front roof slope and 2 velux windows on the rear.
1 WINCHFIELD CLOSE FLEET GU51 1EQ	16/01318/HOU	Loft conversion incorporating 8 velux windows. 5 Velux windows on the front roof slope and 3 velux windows on the rear.
6 HECKFIELD DRIVE FLEET HAMPSHIRE GU51 1DW	22/03031/HOU	Conversion of loft into habitable accommodation with three pitched roof rear dormer windows and insertion of three velux windows to the front roof slope.

LANDSCAPING:

The proposal is not of a scale or type to require specific structural or detailed landscaping.

APPEARANCE:

All materials use in the construction of the proposed development have carefully thought out in consideration of the surrounding. It is considered that the proposed development will not lead to any adverse impacts on neighboring residents.

CONCLUSION:

The Design Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. Due to the above, we would ask the Council to look favorably on this application.