

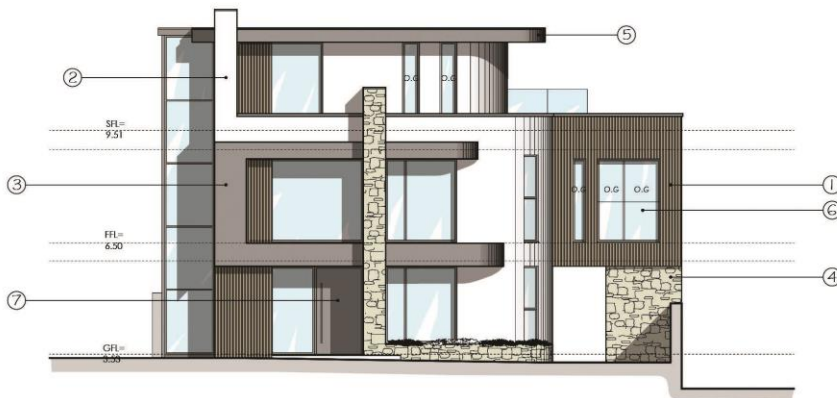
PLANNING STATEMENT

Proposed rear extension with associated external, internal and landscape alterations at
Sea Spray, 1 Gardens Road, Poole, BH14 8JF

LMA Architects

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PROPOSED FRONT (North East) ELEVATION



PROPOSED REAR (South West) ELEVATION

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1. The Site and Surroundings

LMA Architects have prepared this Planning Statement to support the householder planning application, which proposes to erect a rear extension with associated external, internal and landscape alterations at Sea Spray, 1 Gardens Road, Poole.

The application site is located at the south end of Gardens Road, Poole. The immediate area is characterised by a mix of large-scale detached dwellings. The properties on this section of Gardens Road and Firs Lane vary in terms of architectural style with traditional houses and modern flat roofed properties, all of which back onto Poole Harbour. Many dwellings have benefitted from extensions and architectural transformations which has added to the architectural variety of the area.

Sea Spray is a modern flat roof property originating from the early 2000's. The house has been extended and altered multiple times to change the appearance and layout. This property is typical many of modern houses in the area finished in cream and grey render with stone cladding features.



Location of site (red line) in Gardens Road, Poole.
Image source: googlemaps



Front Elevation of Sea Spray 1 Gardens Road, Poole.
Image source: googlemaps

2. The Proposals

The proposed use of the site is to continue as per the existing – C3 residential dwelling.

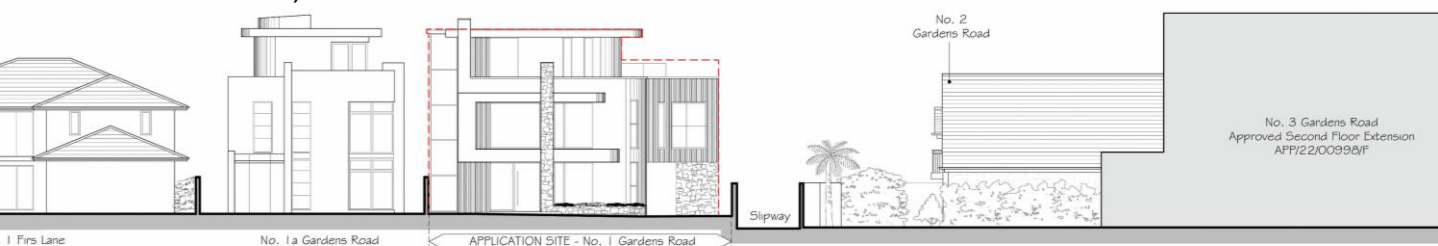
The layout of the proposals has been driven by the need to improve the usability of the house for its owners by altering the existing internal layout to generate a high-quality residential home suiting their requirements. The proposals involve marginally extending the rear elevations of the property with associated external and internal alterations.

The proposals alter the external appearance to transform the house into a more harmonious modern house. This will be achieved by recladding the property in white render, natural stone cladding, grey powder coated aluminum cladding, and Knotwood (timber effect) cladding.

The proposals do not change the siting of the built form. At ground floor a rear extension is proposed which will square off the existing circular bay window. This extension does not extend beyond the existing building line i.e. The existing circular bay window. Therefore, the siting, height, mass and bulk of the proposed alterations is therefore appropriate as it reflects the existing dwelling.

A 1.3m rear extension is proposed at the first floor to marginally increase the size of the accommodation and the existing balconies are squared off. To the south boundary a full height wall is proposed to protect neighbouring amenity at first and second floors from any overlooking. The wall doubles as a storage space for outdoor furniture and equipment. Similarly, there is no overlooking into neighbouring amenity space to the north towards 2 Gardens Road. Overlooking is minimized as the proposed balcony at second floor is inset from the north-west elevation by 2.5m. (Please refer to dwg.no.251 Sightlines Diagram for a visual explanation)

The rear extensions at first and second floor will bear on top of the existing walls at ground and first floor respectively. There is no change to the width or any increase in height of the property as part of the proposals (as shown in the below proposed street scene)



Extract of Proposed Street Scene of Gardens Road and Firs Lane.

Red dashed line = Existing building outline

Internal alterations include a feature staircase and ensuring each bedroom contains a walk-in wardrobe and an ensuite bathroom.

The proposals will retain the existing landscaping where possible. As part of the proposals the landscape will be enhanced with new external treatments, seating areas and swimming pool. (Please refer to dwg.002 Proposed Site Plan for details)

The vehicle and pedestrian access into the site will remain unchanged and as there is no increase in built form this will meet the BCP Parking Standards.

3. Other Considerations

Bat Survey

Prior to the submission of this planning application the agent of this application enquired with local ecology consultants ABR Ecology to confirm if a Preliminary Roost Assessment (PRA) needs to be undertaken to support this application.

ABR Ecology confirmed that since the existing house has a flat roof which will remain in place and does not consist of any architectural features which typically attract the habitation of bats. A PRA is therefore not necessary.

Flood and Coastal Risk Assessment

This application is a minor household application with no change to the overall existing footprint of the property. Please refer to the below Tidal Flood Risk Map (below) which shows there is only minor risk of flooring to 1 Gardens Road in a very extreme storm by about 2133.

As the proposals are minor in nature and do not increase the existing building footprint there is no need to consult the local flood authority and a flood and coastal risk assessment is not required.

The proposed extensions are proposed to be built over existing hard standings at the rear of the property. Therefore, there will be no change to the surface water run off within the site boundaries. The site has no drainage issues currently and with the proposed extensions this will remain unchanged.



Poole Harbour

The slipway and sea wall at 1 Gardens Road are covered by Poole Harbour Commissioners Harbour Works License LB314. The proposals in the planning application do not affect the existing slipway or sea wall and no works are planned below or near the line of mean high water.

4. Conclusion

The proposals are sensitive to the context. The rear extensions square off the rear bay windows and works broadly within the existing footprint and built form. The siting, height, mass and bulk of the dwelling is appropriate as it reflects the existing dwelling and consequently the character and appearance of the street scene is preserved.

The height of the roof line is the same as the existing dwelling. The section of flat roof to the North-West elevation is proposed to be marginally lowered, so it is considered that the proposal by its size and improved high quality material finishes will integrate well with its surroundings and positively contribute to the character of the area.

Residential amenity and privacy is protected through full height walls which are proposed to the South-East elevation at first and second floor which protect against the possibility of any potential overlooking from the rear and side terraces into neighbouring amenity. Similarly, there is no overlooking into neighbouring amenity space to the north towards 2 Gardens Road. Overlooking is minimized as the proposed balcony at second floor is inset from the north-west elevation by 2.5m. (Please refer to dwg.no.251 Sightlines Diagram for a visual explanation)

As the built form is largely the same as existing; distances to boundaries, separation distances, potential overlooking, massing and access remain as the same and is wholly appropriate for the area.

The proposed design will improve the usability of the house for its owners and create high quality living spaces to futureproof the house.

The proposals will not increase flood risk as proposed extensions at ground floor are proposed to be built over existing hard standings at the rear of the property. The external alterations will amend the layout and materials but will have no impact on flood risk.

All areas of hard standing, such as driveways will be the same as existing. The porous materials and existing drainage systems will ensure that all surface water run off is managed within the boundaries of the site without impacting on public sewers. There is no increase in flood risk from the proposals.

There is no change to the existing slipway or seawall and no works are planned below or near the line of mean high water.

In summary, it is considered that the proposed layout of the development respects the character of neighbouring properties. The proposal would not appear out of context in the street scene as it would largely retain the same built form as existing and only the external materials and internal layout are proposed to be altered.

Considering all the above points it is considered that no material impact will be created from these alterations and the proposals comply with the Development Plan, planning approval should be granted.