



Introduction

We have been instructed by Mr and Mrs Robinson (the Applicant) to prepare and submit a householder planning application for their property at 37 Kingsland Road, Alton, Hampshire, GU34 1LA.

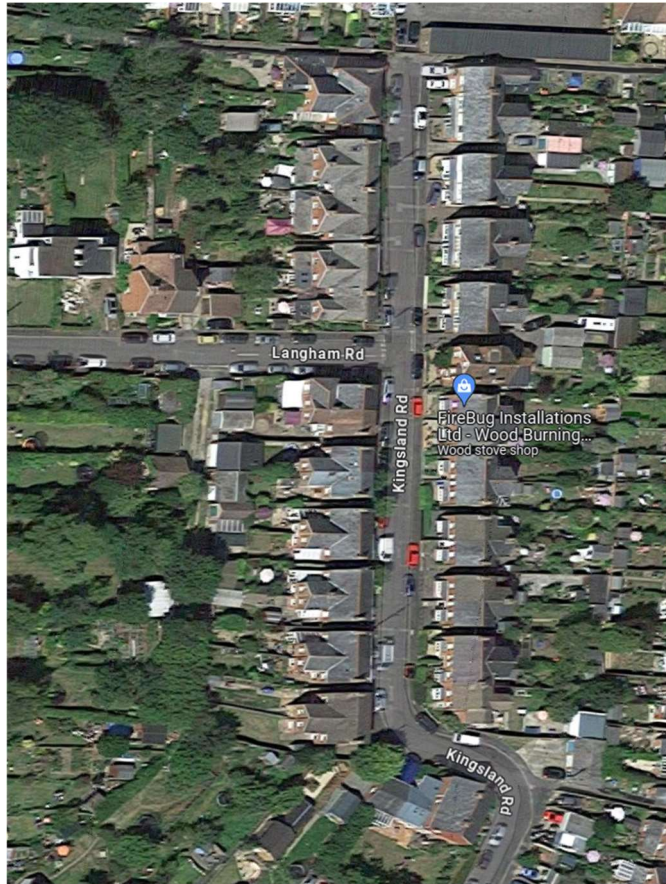
The application seeks to create a dormer to amend/extend the existing loft space as well as creating new floorspace over the existing rear section of the property.

Permitted Development Rights have been established under reference 51360. This application seeks to make minor alterations to the rear elevation that would not conform to the criteria that is set out in the Permitted Development Rights.

A set of the proposed elevations and floorplans from the Permitted Development application have been included with this application for ease of reference.

This Statement includes the Planning, Design and Access Statement for the application and should be read in conjunction with the application form and plans.

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Mr and Mrs Robinson
37 Kingsland Road, Alton, Hampshire, GU34 1LA
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1. Site Description

The property is situated off Kingsland Road in Alton. Kingsland Road is of semi-detached, terraced and a few detached properties constructed in the late 1800's, early 1900's. 37 Kingsland Road forms a middle terrace property within a terrace of similar sized and designed properties.

The majority of properties on Kingsland Road are of similar size and design. All have a small area of frontage/garden from the public road and pavement.

Many of the properties in this area have been subject to modernisation, extensions and remodelling works, to keep up with modern standards of living and home layout trends.

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2. Existing Property

Constructed of brick elevations under a slate covered roof, the property has a bay window to the front elevation, partially converted loft area and single storey extension to the rear.



(existing rear elevation)

3. Proposed Alterations.

It is proposed to convert the existing roof space into habitable space. Whilst part of the roof space has already been converted, the work undertaken does not allow correct and proper use of the available space.

Rooflights will be inserted into the front elevation roof slope and a flat roof dormer is to be constructed to the rear roof slope and outrigger.

Like other properties in the area, it is proposed to match in brickwork the rear elevation.

4. Permitted Development

The property has obtained a Certificate of Lawfulness for conversion of the roof space. This application is submitted to make a minor adjustment to the rear elevation only.

The overall size and bulk of the loft conversion works remains the same as does the side window placement.

The alteration is to extend up the rear face of the elevation rather than retaining the existing soffit line of the rear section. This allows a window to be placed in the second floor which matches in size the window found to the first floor on the rear elevation below.

Copies of the Permitted Development proposed plans are enclosed with the application for reference.

No other alterations occur.

5. Planning Policy

The property is located within the settlement boundary of Alton and therefore is not subject to any policy restrictions on extension sizes and remodelling works.

It has been identified on other properties within the area that EHDC and the town council are of the opinion that flat roof dormers do not comply with Policy HE2 of the Local Plan, Policy CP29 of the JCS and our design guide.

As the flat roof design is allowed under Permitted Development Rights and will be constructed, consent is sought only for the minor alterations to the exterior faces and location.

We have however prepared justification against the relevant policies as below:

CP1 Presumption in favour of sustainable development

Of the JCS, this applies to development within the Settlement Policy Boundary where there is a presumption in favour of development. This and Policy CP2 identify a sustainable hierarchy of the settlement policy boundary and subject to other planning considerations the principle of development is acceptable. The principle of development is considered acceptable in both this location, size and mass.

CP29 – Design

Policy CP29 states that: *The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit. New development will be required to:*

a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics;

db ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;

c) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

d) make provision for waste and recycling bin storage and collection within the site;

e) be designed to the Lifetime Homes Standard as appropriate;

f) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;

g) be accessible to all and designed to minimise opportunities for crime and antisocial behaviour without diminishing the high quality of the overall appearance;

j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;

l) provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.

The proposed alterations create no impact to neighbouring or surrounding dwellings. Whilst there is an increase in bulk to the rear outrigger, the physical mass to the attached dwelling is not altered.

Set within the existing roof area of the structure the alterations will not cause any overlooking, loss of privacy or loss of light and the proposals are considered to not be overbearing due to the sufficient distance that exists between dwellings.

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It is considered that the insertion of windows to the rear elevation will cause no overlooking or loss of privacy to dwellings located behind the property due to the length of the existing garden and location of Ackender Road due to a parking area immediately behind.

The extension alterations are therefore considered to be sympathetic in its setting in terms of scale, height, density and massing. No alteration to the property's footprint occurs as part of the development.

Policy CP27 states; *Development must not result in pollution which prejudices the health and safety of communities and their environments. Developments that may cause pollution, and developments sensitive to pollution, will only be permitted if they are appropriately separated and designed to remove the risk of unacceptable impacts. Engineering or administrative controls may be required to provide sufficient protection to focus on reducing pollution at source.*

Development which includes a lighting scheme will not be permitted unless the minimum amount of lighting necessary to achieve its purpose is proposed. Glare and light spillage from the site must be minimised. In determining an application, consideration will be given to the aesthetic effect of the light produced and to its effect on local residents, vehicle users, pedestrians and the visibility and appreciation of the night sky. Development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing. Any development which is likely to lead to a significant effect on an internationally designated site is required to undertake an appropriate assessment under the Habitats Regulations. As part of any mitigation/avoidance package any impacts on air quality will require a regime for continued air quality monitoring to be set up before the introduction of any mitigation measures, and thereafter maintained.

The proposed alterations to the property are considered to have no impact, harmful or otherwise on the local environment particularly on lighting. No external lighting scheme is proposed. The insertion of roof lights is permitted. Westbrooke Road, Rack Close Road and Kingsland Road are both lit by street lighting and therefore no dark sky policy is particularly prevalent in this area.

They will create no loss of privacy for neighbouring dwellings or for the occupiers of the building. As per Section 12 paragraph 127(f) of the NPPF the proposed alterations provide a place created with a high standard of amenity for existing and future users.

CP31 – Transport and TR5 Parking Provisions/Vehicle Standards SPD

Policy CP31 states; *Through implementation of the Hampshire Local Transport Plan (2011 – 2031), the fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged.*

This proposal seeks to extend the existing property but does keep the property within a single family ownership. Most properties in this area do not have offstreet parking, however this property does benefit from offstreet parking to the rear. This is to be retained.

Due to the property's location and existing parking arrangements it is not possible to create additional parking to meet the current standards however no increase in private vehicle movements are considered to occur. The town centre and public transport routes are within close proximity and easily accessible for the occupants of this dwelling.

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6. Ecology, Biodiversity and Special Protection Areas

The property does not fall within any designated special protection areas and no trees of significance exist within the property's curtilage.

The property's construction and age make it an unlikely habitat location for any type of wildlife including bats as the property does not feature elements which would normally attract such wildlife.

No alterations to any garden planting or hedgerows will be required for the proposed alterations to be undertaken. During building works, protection measures will be implemented to prevent storage of materials and work-persons traversing close to any soft landscaping features.

7. Materials

New windows and doors where appropriate are to match those existing. New roof tiles and elevation bricks will be sourced in a matching colour and finish.

8. Waste

The applicant is aware of the importance of promoting recycling within its development both in terms of construction waste and during the future occupation of the dwelling.

In this respect, regard has been had to the policy advice contained in the NPPF together with the Council's current strategy in the terms of waste and recycling to ensure that the new dwelling is provided with adequate storage facilities for both waste and recyclable materials. As the dwelling exists, the bin storage remains unaltered. Bin storage areas have not been denoted on the drawing and are not set in a particular location due to the existing land and access areas that can be utilised.

During the construction phase best practice measures will be incorporated to sort and reuse materials where possible.

9. Conclusion

This application seeks to gain consent for minor alterations that were not possible to include within the Permitted Development application and therefore Consent should not be withheld.

With no adverse impact to neighbouring dwellings the alterations are designed to be in keeping with no harmful mass or bulk, it is considered that the proposed alterations accord with local planning policies and requirements and the precedent set by other dwellings in the vicinity.

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