

PLANNING STATEMENT

relating to

PROPOSED EXTENSIONS & ALTERATIONS
TO TWO STOREY DETACHED HOUSE

at

'HIGH TREES'
COLDHILL LANE
HORNDEAN
HAMPSHIRE PO8 9SB

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1.0 Introduction

- 1.1 This Statement is to accompany a householder planning application with respect to a proposal to carry out extensions and alterations to a two storey four bedroom detached house off Coldhill Lane known as 'High Trees'.
- 1.2 The proposal also includes the demolition of existing single storey additions and a small porch on the rear elevations of the house.

2.0 Existing Building and Site Description

- 2.1 The site is in a semi-rural location fronting the south side of Coldhill Lane and has an area of approximately 0.446 hectares. The site is largely screened from Coldhill Lane by a dense line of trees and hedging with open views over agricultural land to the west towards Lovedean Lane. To the east is more open agricultural land but this is largely screened from view due to the existing trees and hedges and the topography.
- 2.2 The site falls quite significantly from north to south and from east to west.
- 2.2 The house has an existing gross internal floor area of approximately 124m² on the ground floor and 68m² on the first floor, totalling 192m². There is also a small single storey flat roof guest annex adjoining two garages on the east boundary sitting forward and detached from the main house.
- 2.3 The house appears to be an eclectic mix of traditional 1930s design with painted rough cast rendered walls above a red facing brick plinth. The pitched roofs are mainly laid in brown concrete plain tiles and several Velux windows have been inserted to serve the loft area. All windows and doors are in modern white PVCu framed glazed with double sealed units.

2.4 There are single storey additions on the rear east side of the house, one with a pitched lean-to roof matching the upper pitched roof and the other with a flat felt roof.

2.5 There is an attached garden room on the west side of the house which is glazed all round with a lightweight coated steel interlocking low pitch tiled roof which may have replaced a former glazed conservatory roof.

3.0 Necessity for Alteration & Extension

3.1 The house has had various alterations and extensions carried out by previous owners in what appear to have been a rather ad hoc and ill considered manner resulting in a very poor arrangement of rooms. The entrance, in particular, is very cramped with a small lobby leading to the dining room on one side and the hall and stairs on the other. As a result, first time visitors find the circulation routes to be quite confusing and illogical. Also, the stair leading to the first floor is restricted in headroom with a rather difficult first floor winder arrangement leading in two directions which is awkward and unsafe to negotiate.

3.2 The kitchen is relatively small for a house of this size and is split into two areas which means that it is inconvenient in use and the workflow is inefficient. Also, the lounge has poor natural lighting with a small additional area at one end which is superfluous and under used. The day room facing onto the garden is too small to be useful particularly as it is a through route to the study/home office.

3.3 The WC accommodation is on the far south side of the house and not accessible from the hall. It's position also limits opportunities to make the most of the views and access to the garden.

3.4 On the first floor the upper landing has no natural lighting. The master bedroom with en-suite shower room is too small for this size of house with bedroom 2 being larger with no en-suite. Also, at least one of either bedrooms 3 or 4 would benefit from being a little larger.

4.0 Proposals for Alterations & Extensions

4.1 In order to overcome the problems and inadequacies noted above, it is considered that the house requires substantial internal and external alterations as well as extensions. This could not only improve the general standard of accommodation but could add to the ambience of the internal spaces and contribute to the wellbeing of the occupants. It would also improve the external appearance of the house which is presently somewhat disjointed, making it less attractive aesthetically.

4.2 The starting point for redesign is the entrance to the house and the hall and stair, including improvements to the circulation routes. This would be achieved by extending forward to create a more imposing entrance and well lit spacious hall. The position of the stair would also be brought forward to provide better headroom and an open gallery at first floor. This extension would also provide a more generous bedroom above to replace the existing bedroom 3. A new cloakroom and WC would be accessed directly off the hall by locating these in the redundant area at the northern end of the lounge. The existing lounge would be improved by gaining more daylight through a new glazed screen and door off the family area and an enlarged opening with bifold doors onto the garden room. These bifold doors could be opened up when required so that the lounge and garden room could be used as one social space.

- 4.3 The demolition of the single storey rear additions would make way for a two storey rear extension with an open plan kitchen, dining and family area at ground floor level together with a separate utility room and pantry off the kitchen area. The open plan family area would extend into the existing internal areas of the ground floor including an area below the proposed rear gabled extension which would also enlarge bedroom 4 above. Additional windows on the east elevation and large areas of glazing with French doors to the dining area and sliding patio doors to the family area would provide views to the east and open southerly views and direct access to an extended patio area and the rear garden.
- 4.4 At first floor there would now be space created for a much enlarged master bedroom suite with en-suite bath/shower room and separate dressing room. There would be space in the bedroom for a small sitting area with south facing inward opening French doors and Juliet balcony onto the garden. The family bathroom would also be repositioned and enlarged and a small en-suite shower room and generous built-in wardrobe installed within bedroom 2 to create a guest suite.
- 4.5 Externally, the addition of the front gabled extension with ground floor glazing and horizontal weatherboard walls above together with the extended first floor and mirrored hipped roof on the east elevation would create a more interesting, articulated and harmonious form to the house.

5.0 Planning Implications & Constraints

- 5.1 The property would remain as a four bedroom two storey dwelling with the proposals resulting in a net increase in GIA of 60m², thereby totalling 252m².
- 5.2 The house sits on a very substantial plot surrounded by agricultural fields to the east and west and a dense wooded area to the south. The properties on the north side of Coldhill Lane are at some distance away from the house which is set well back into the plot and largely screened by trees and hedgerows. Distant views of the house are only visible from Lovedean Lane.
- 5.3 Arrangements for car parking and access would remain as existing.
- 5.4 Therefore, given the above circumstances, there should be no concerns regarding overlooking or overdevelopment and no tangible reasons or planning policies to prevent the proposed extension and improvement of this property which should be wholeheartedly supported without question.