

Design and access statement

Address: LTRO 21 Rowlands Castle Road, Horndean, Waterlooville, Hampshire, PO8 0DF

Description: Sub-division of the site and change of use to existing detached annex with associated 2 storey side extension to form independent 2 bed detached dwellinghouse.

Date: 22/11/2023

Project Ref: 23-210-FUL

Revision:

Introduction, site and planning history

Introduction

ATP Architectural design have been instructed to submit a full planning application for the formal sub-division of the site and change of use to existing detached annex with associated 2 storey side extension to form independent 2 bed detached dwellinghouse.

The proposals outlined in this statement and accompanying documents have been informed through early engagement with the Local Planning Authority to meet the aims and objectives of saved planning policies and client briefs.

Existing site

21 Rowlands Castle Road is large, detached 2 storey dwelling set back from the highway on a substantial plot on the northern side of Rowlands Castle Road.

The site is well screened on all boundaries by high hedging, trees and fencing with a blanket TPO covering the whole site.

No.21 Rowlands Castle Road has previously been granted permission for a detached annex to the host dwelling, this annex has been erected and occupied by immediate family members of the owners at no.21 since its completion.

Amenity – the annex has previously been informally divided from the host dwelling though the erection of timber close boarded fencing with gated access through, this provides linked albeit contained amenity space.

Access - Pedestrian and Vehicular access to the site is via Church Path accessed off the Northern side of Rowlands Castle Road, this is to remain unchanged by the proposals. It is a self-contained separate access to the of the host dwelling at no.21.

Parking - The existing site and access relating to the annex provides off-street parking for 3+ vehicles with ample turning space for entering and exiting in a forward gear, this is to remain unchanged by the proposals.

Relevant planning history

- Early engagement through the council's pre-application advice service has previously been sought in reference to the extension of the existing annexe and the outlined proposals.
Ref. No: 28375/999 | Feedback received: Wed 31 May 2023
- NEW BUNGALOW AND DETACHED DOUBLE GARAGE Open for comment icon
21 Rowlands Castle Road, Horndean, Waterlooville, Hampshire, PO8 0DF
Ref. No: 28375/009 | Received: Mon 01 Feb 1999 | Validated: Mon 01 Feb 1999 | Status: Decided (REFUSED)
- TWO STOREY DETACHED DWELLING
21 Rowlands Castle Road, Horndean, Waterlooville, Hampshire, PO8 0DF

Ref. No: 28375/013 | Received: Mon 05 Feb 2001 | Validated: Tue 13 Mar 2001 | Status: Decided (REFUSED)

- ONE DWELLING
21 Rowlands Castle Road, Horndean, Waterlooville, Hampshire, PO8 0DF
Ref. No: 28375/014 | Received: Wed 04 Jul 2001 | Validated: Wed 04 Jul 2001 | Status: Appeal decided (REFUSED)
- CONVERSION OF DETACHED GARAGE TO HABITABLE ACCOMMODATION, AND RAISE ROOF TO PROVIDE FIRST FLOOR LIVING SPACE
21 Rowlands Castle Road, Horndean, Waterlooville, PO8 0DF
Ref. No: 28375/023 | Received: Thu 17 May 2012 | Validated: Mon 28 May 2012 | Status: Decided (APPROVED)
- DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF TWO-STOREY ANCILLARY ACCOMMODATION (REVISION TO PREVIOUSLY APPROVED 28375/023) - AMENDED DESCRIPTION21
Rowlands Castle Road, Horndean, Waterlooville, PO8 0DF
Ref. No: 28375/026 | Received: Mon 20 May 2013 | Validated: Mon 20 May 2013 | Status: Decided (APPROVED)

Outline of proposal, policy and conclusion

Proposal

Sub-division of the site and change of use to existing detached annex with associated 2 storey side extension to form independent 2 bed detached dwellinghouse.

Ground floor – side extension forming enlarged living and dining space, new log store to flank elevation serving existing wood burning stove. Oak framed porch to front elevation over existing entrance door.

First floor – side extension creating additional bedroom with en-suite, addition of gable dormer to southern elevation to be non-openable and obscured glazed.

Site – minor alteration to rear boundary on eastern side of plot to provide enlarged garden space.

Design – the design and use of materials for the proposed extension has been specifically informed by the existing building and the host dwelling at no.21. It represents a design in-keeping with immediate and local vernacular, including how the proposed extension relates in subservience representing a dwelling house more appropriately in scale within the plot than the existing arrangement.

Planning policy context

CP1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Sustainable development is a key consideration in determining planning applications. This proposal relates to an established residential use building with self-contained style facilities; access, amenity, parking, and services such as separate drainage. It is well related to the settlement boundary, village, highway, and other neighbouring residential plots which share the same access and sense of place.

The proposal provides an extension to the building for an additional bedroom, and the availability of a new self-contained detached dwelling.

It is considered sustainable any adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits.

CP2 SPATIAL STRATEGY

New development is to be directed to the most sustainable and accessible locations in the district and should make the best use of previously developed land and buildings within existing built-up areas.

The existing annex functionally could operate with ease as a single self-contained dwelling house, and already benefits from separate access, garden space and parking.

The proposed extension by virtue of the site setting, orientation, and boundaries would relate well to the existing annex, host dwelling and spatial separation within the local built and natural environment.

The site is located within Horndean which is identified as a Large Local Service Centre (level 2 on a sustainable hierarchy of settlements) and within a suitable location to accommodate new development.

CP10 SPATIAL STRATEGY FOR HOUSING

The existing annex and surrounding site is now located within the defined settlement policy boundary and, whilst minor and not significantly contributing to the supply of housing, represents an opportunity for new housing accommodated through extension and redevelopment of existing land.

CP27 POLLUTION

The proposal would not result in pollution which prejudices the health and safety of the local community or environment.

The design and scale of the proposed extension is in keeping with the existing form of the annex, which facilitates the change to a separate dwelling house whilst being more in keeping with local development form and spatial separation.

This results in scheme which avoids any unacceptable effect on the amenity of the occupiers of neighbouring properties, either through loss of privacy or through excessive overshadowing.

There is no proposed change or increase to the levels of parking currently provided on the site.

CP29 DESIGN

All new development will be required to respect the character, identity and context of the district's towns, villages, and countryside, as such the proposals attempt to follow these standards for a high-quality external appearance that compliments the annex, host dwelling and surrounding area.

The side extension has been set at a lower ridge height than the existing annex, further to this all dormer windows have been set lower than the extension ridge all appearing subservient in their scale to their respective dominant roof.

Good quality materials are proposed for all walls, roofs, windows, and rainwater goods, appropriate in scale, profile, finish, colour to the existing annex and host dwelling.

The proposals contribute to local distinctiveness and the sense of place off Church Path, they are appropriate and sympathetic to the setting in terms of its scale, height, massing, and the relationship to adjoining buildings, spaces around buildings.

CP31 TRANSPORT

The existing transport and parking arrangements are to remain unchanged through the proposals.

As existing the site provides off-street car parking for 3+ cars with ample turning space for entering and exiting in a forward gear and compliant with requirements of the EHDC 'Vehicle Parking Standards' Supplementary Planning Document.

HE2 ALTERATIONS AND EXTENSIONS TO BUILDINGS

To meet the living and spatial requirements of the existing occupants without the need for relocation, the annex requires extending to the side with the addition of dormers and front porch.

The design and scale of these new additions are deemed in keeping with the character of the existing building, its plot size and local surroundings and appear subservient in form.

The extensions would not overshadow or overbear onto the gardens/amenity space of neighbouring plots or cause a loss of daylight/sunlight into existing rooms. The position of new windows would not result in overlooking of neighbouring properties through orientation and obscured glazing where annotated.

Conclusion

It is considered the proposals represent a scheme capable of support from the LPA which reflect the design, scale and character of the original building, its plot size and the overall setting.

The design and proposals appear to be satisfactory under review against saved local policies CP1, CP2, CP10, CP27, CP29, CP31 and HE2 along with the NPPF.

We aim to work closely with the local planning authority and welcome any comments or requests for additional information if they should arise.



View of annex front elevation to the West facing onto Church Path.



View of northwestern corner to annex.



View of annex side elevation to the North.



View of northeastern corner to annex.



View of annex rear elevation to the east.



View of annex side elevation to the south.



Aerial view looking toward the north.



Arial view looking towards the east.



Arial view looking towards the south.



Arial view looking towards the west.