

**The Coach House,
Shrover Cottage,
Anmore Lane,
Horndean,
Waterlooville,
PO7 6HN**

Single storey and storey and a half side extensions and associated alterations

CONTEXT

The property is a detached building located to the east of Anmore Lane and forms part of a cluster of buildings which include a thatched dwelling to the south, a pool and pool house to the east and a mobile home and stable building to the north.

The building is a converted former coach house building which is constructed of a mixture of brick and flint to the ground floor with black painted timber cladding to the first floor. The roof is finished in plain clay tiles.

The property is a 1 bedroom dwelling which sits within a large plot which extends to the north. The site includes 1 parking space immediately to the west of the dwelling with further parking to the north.

The property is well screened in approaches from the north but more visible in approaches from the south.

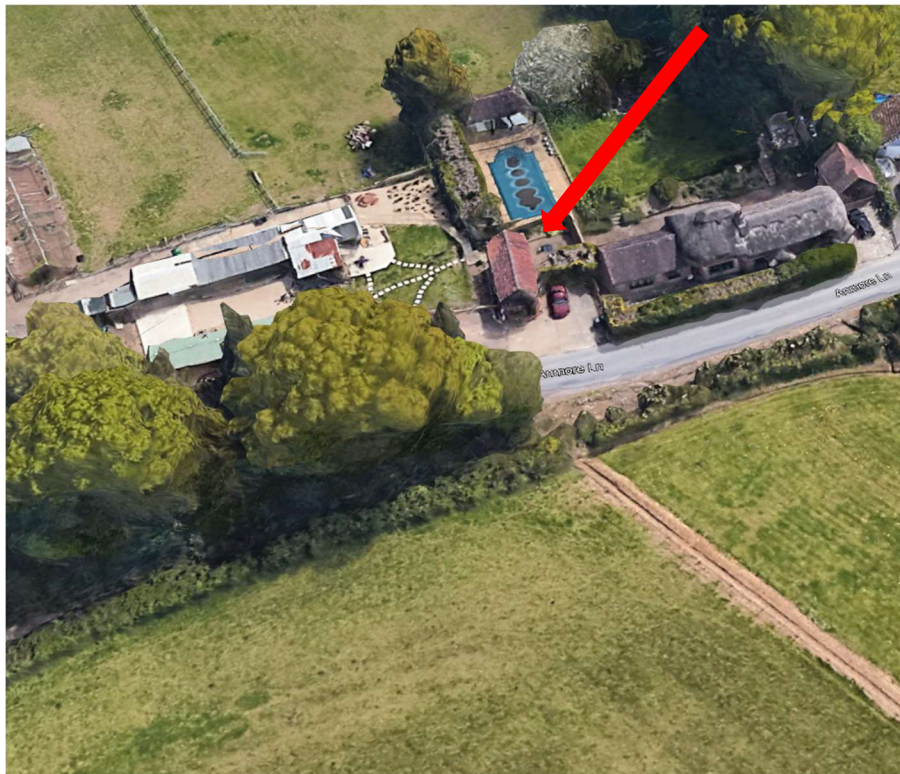
The site lies outside any settlement policy boundary as set out in the adopted local plan and therefore the countryside policies of the plan apply.



Application site



Application site



Application site



Views approaching from the approach north are well screened



Views approaching from the approach south are more open

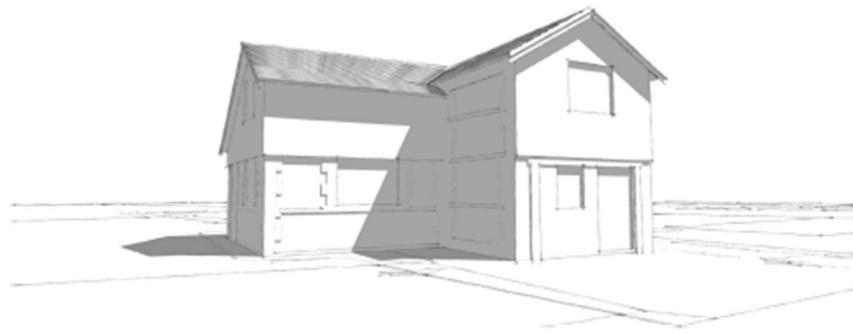
THE PROPOSAL

The proposal was subject of a pre application enquiry (reference 58200/999) which confirmed that the principle of the extension was acceptable but noted some reservations with regard to the scale and massing of the proposed alterations and the cat slide roof form on the southern extension.

The scheme has been developed since the pre application enquiry and the cat slide roof has been omitted in favour of a pitched roof. This reduces the bulk of the proposed extension and ensures that the extension remains subservient to the host dwelling as required by the Residential Extensions and Householder Development Supplementary Planning Document (SPD)

The proposed plans include 3D representations of the building which demonstrate how the extensions are set well back from the principal elevation of the host building to ensure that they remain subservient and allow the original building to remain as the dominant form.





North West

MATERIALS

The material used in the extensions are to match the existing building and ensure a high quality development that respects the character of the building and the wider area.





ACCESS AND PARKING

The access to the site will remain unaltered and the car parking arrangements for the site will remain unaltered as illustrated on the site plan. however I would encourage you to include a plan with your formal application setting out the car parking