

Design-Access and Planning Statement

Extensions & alterations

4 The Avenue
Gurnard
Isle of Wight.



Job No 40-2023

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Revised

Macaire associates

The Dairy
Hebberdens
Yarmouth Road,
Shalfleet,
Isle of Wight
PO30 4NB

1 Preamble.

The general principles to the proposals are straightforward, there is presently a single storey rear addition that wraps around part of the East side. This addition is effectively a conservatory and is clad in White PVC ship-lap, this is not built or insulated to modern standards.

The proposals are to replace this with a compliant permanent structure built to modern standards.

To improve internal space, it will also be extended a little further into the rear garden.

2 Drawings.

This Design Statement is to be read with drawings generally numbered 40-2023.

3 The Site.

The plot is generally orientated North-South with the front being South, overall the site extends to approximately 0.046Ha.

No 4 is a detached, 2 storey dwelling, although it directly abuts the adjacent property No 6 to the West.

It sits within its own plot, with front & rear gardens, there is parking to the front.

The site is generally fairly level.

To the East of the site there is a shared drive (not part of No 4), giving access to a number of garages to properties to the East.

4 Consultations.

The proposals are essentially straightforward, being in the main a replacement of an existing rear/side addition, there have therefore been no formal Pre App consultations with the Local Authority.

5 Access & Parking.

The site has existing vehicular access and on site parking, there are no proposed changes, the proposals are to an existing domestic dwelling, and as such we submit that there are no Highway issues.

6 Site Designations & Policy.

The Property is not listed.

The site is not in the conservation area, nor is it AONB.

The site is within the SPA mitigation area, but this is not relevant to the proposals.

The site is not within any flood zone.

The proposals are domestic in nature, and the works relate to an existing residential property, as such the primary relevant Policies are Strategic Policy SP 1 & SP 2 & DM 2 (Standards of Design).

7 Context of the area.

The site is located within the heart of the residential area of Gurnard..

The area is in the main residential, there are a few commercial premises in Worsley Road, but these do not relate to the site.

To the East of No 4 there is a drive that gives access to a number of garages, this is not part of the No 4 site, it separates No 4 from the rear gardens of the properties to the East in Worsley Rd.

No 4 is late Victorian in style, with generally simple lines.

The area as a whole is one that has grown and evolved over the past 150 years, and there is a varied mix of house types and styles, these range from terrace cottages, through to fairly substantial detached houses, together with modern bungalow estates, all in varying plot sizes, and constructed in a variety of materials.

As such there is no over-arching style that predominates, and when considering design, the main criteria is therefore to look at the host property and those in the immediate vicinity.

With regard to No 4, the properties either side are very much in the same vein, of a similar age and constructed in similar materials, being brick under slate or tile roofs.

Most properties in the area have been altered and extended in some form, in this respect No 4 is not out of character or context.

8 Proposals.

The proposals are generally straightforward, in that they seek to demolish the existing substandard rear single storey addition and to rebuild to current standards and in more appropriate materials.

The proposal is therefore to reconstruct the rear wrap around addition, at the same time improving the internal layout, it is also proposed to extend the extension a little further to the North, improving the inner space.

The proposals have no material effect on No 6 which already has rear additions out to the same line.

The rebuild will incorporate improved materials (removing the White cladding), this will enhance the overall presence of the property, and indeed the area as a whole.

The new flat roof incorporates lantern roof-lights, this will improve light into the inner rooms of the property, No 4 is not in the AONB so there are no Dark Sky's issues.

A parapet to the flat roof is considered appropriate, especially with the lanterns and works well with the wrap-around format.

There is a small first floor balcony proposed, No 4 is L shaped, and the NE inset corner provides an ideal location for a balcony, as such it has specifically been proposed in this location, see Section 9 below,

9 Effect on neighbours. (see proposals above).

The proposals are essentially a rebuild of what is already on site at the rear, the addition abuts the property to the West (No 6), and the rebuilt extension to No 4, will not extend further than the existing rear mono-pitch addition to the adj property.

It is understood that No 6 has a current Planning application in train to extend further down their garden, this will only seek to separate the properties if approved.

As such there is no material affect on No 6.

We have illustrated a small first floor balcony to the Eastern side of the property, this is specifically located in this area, as it sits within the rear NE corner of the dwelling, and as such is well away from No 6, and effectively screened to the West.

This is also ideal in that to the East of No 4 there is the access drive and garages abutting the rear gardens of the Worsley Road properties, there is therefore substantial separation and no direct overlooking to the properties to the East.

Overall it is considered that the balcony will have no material effect on neighbouring properties.

10 Trees.

There are some ornamental trees within the garden of No 4, none of these are materially affected by the proposals, the nearest being some 17m away, as such there are no issues relating to trees.

11 Heritage.

The property is not listed and there are no listed buildings in the immediate vicinity that could be affected by the proposals.

The site is not in a Conservation Area, and is not AONB.

As such it is considered that there are no Heritage issues with the proposals.

12 Landscaping.

The landscaping to the property is limited to areas of lawn to the rear, with planted beds, this will all remain.

To the front, the parking will all remain as existing.

To the perimeter there is hedging, and fencing, non of this will change,

13 Materials.

The property is constructed in Red brick, the existing rear addition is clad in White plastic, the improvements to the rebuild include upgrading the construction to brick.

The rebuilt rear extension will be finished in brickwork to match as near as practical the existing.

The new roof will be dark Grey Alwitra single ply membrane, the new lantern roof-lights will be dark Grey.

Windows & doors generally will be White PVCu to tie in with the existing.

14 Conclusions.

The proposals are to provide improvements and upgrading to the family home, specifically a rebuild of the existing rear additions.

The rebuilt extension will be in more appropriate materials, and as a whole will be constructed up to modern day standards and regulations.

The proposals are considered and design led, the applicants are keen to improve on the substandard addition that presently exists.

The extension has no material affect on neighbouring properties.

The small FF balcony has been positioned specifically to avoid any direct overlooking to neighbours.

Overall the applicants seek to improve and enhance the property as a whole, the project is therefore submitted for favourable consideration.