

DESIGN STATEMENT

12 WINDSOR ROAD, LINDFORD, BORDON, GU35 0RY



Front Views



Rear Views

The planning application relates to a detached property in **East Hampshire District borough, GU35**. Specifically, the work comprises **Erection of dual Hip to gable rear roof dormer extension, with the addition of three rooflights to front roof slope.**

The property is not listed and is not within the boundaries of a Conservation Area.



Existing site and its surroundings

INTRODUCTION:

The application site consists of a detached bungalow located at Windsor Road. The surrounding locality is predominantly residential. Brickwork, side gables are the prominent features of the locality.

The proposal has been designed with due consideration to preserve and enhance the area's character and appearance. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.

PROPOSED DESIGN:

The proposed dual hip to gable rear roof dormer extension would provide a bedroom, En-suite and storage area at loft floor level.

The proposed roof extension has been set in well within the original roof slope of the house and it considers remaining small in scale and subordinate to the original building. It would not detract from the character and appearance of the immediate area. The proposed roof lights to the front roof slope will not cause significant visual impacts, and will not be overly visible or apparent

from the street or from wider viewpoints, as rooflights are the usual features of the surrounding residential environment. The proportion and scale of the proposed extension would bring no harm to the character or appearance of the area, the extension would not result in a negative impact on the street scene.

There are no overlooking concerns resulting from the development. The proposal therefore complies with the policies of the Council.

AMOUNT:

Specific to this application, the neighbouring properties have made use of the generous space available within their roofs and have converted their attics into habitable space. The proposed design would not affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible and it will not detract from the established pattern of surroundings.



Street view of No. 13 Windsor Road

LAYOUT:

The proposed layout makes the most of the opportunities, which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better-configured space. The house is a detached property, where a wide variety of similar developments by way of roof extensions exists in the vicinity. Hence, we regard our proposal to be in keeping with the local character of this area.

No adverse impact will be anticipated on the neighboring property's daylight and sunlight by the position and scale of the proposal, particularly in the context of existing building bulk.

Our design has fully considered the impact of development on the amenity of residents and the environment in general and it has taken this into account at all stages of the development process.

LANDSCAPING:

The proposal is not of a scale or type to require specific structural or detailed landscaping.

USE:

The use proposed by this application is not any different to the existing situation i.e., residential dwelling. The surrounding properties are all residential in use as well.

APPEARANCE:

All materials used in the construction of the proposed development would have been carefully thought out in consideration of the surroundings.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The Design Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design.

Due to the above, we would ask the Council to look favourably at this application.