



Mr & Mrs White

Supporting Statement:

Proposed Alterations to Existing Approval Reference: 23/00277/FULL
8 Cambridge Road, Lee-on-the-Solent, Hants., PO13 9DH



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7th February 2024

1.0 Introduction

- 1.1 This document is written in support of an application submitted to Gosport Borough Council for Householder Planning Permission to alter an existing, semi-detached dwelling in Lee-on-the-Solent in order to create a residential annexe suitable as accommodation for a user with additional needs and a live-in carer. The application is made by Plum Architects Ltd on behalf of the property owners, Mr and Mrs White, and is lodged via the Planning Portal.
- 1.2 The application is submitted by way of a variation to an existing application reference s2/00277/FULL approved on 4th September 2023.
- 1.1 Besides this statement the application consists of the following:
 - Drg No. PA23-104:01 Plans & elevations as existing
 - Drg No. PA23-104:02(B) Plans & elevations as approved
 - Drg No. PA23-104:02(C) Plans & elevations as proposed
 - Biodiversity checklist
- 1.3 As the application is the first revision of a previously approved scheme lodged within one year of the original decision date, no further fee is applicable.

2.0 Site and Surrounding Area

- 2.1 The application site comprises a rectangular plot of land, approximately 415m² in size. It is positioned approximately 3 miles from the centre of Lee-on-the-Solent, and 200m back from the seafront.
- 2.2 The property is semi-detached. Both are under the ownership of the applicant.
- 2.3 The plot is located on the northern side of Cambridge Road which runs between the High Street and Portsmouth Road. To the back is a shared vehicle service road enabling off-street parking and bin collection.
- 2.4 The area is residential in character with a variety of building types, sizes and configurations.



Aerial Photo (Google)

3.0 Site Analysis

3.1 The application site falls within the established settlement boundary as identified in the Gosport Local Plan. It sits beyond the High Street conservation area (No. 14) and also outside of the Lee West Area of Special Character.



Gosport Local Plan Map Extract

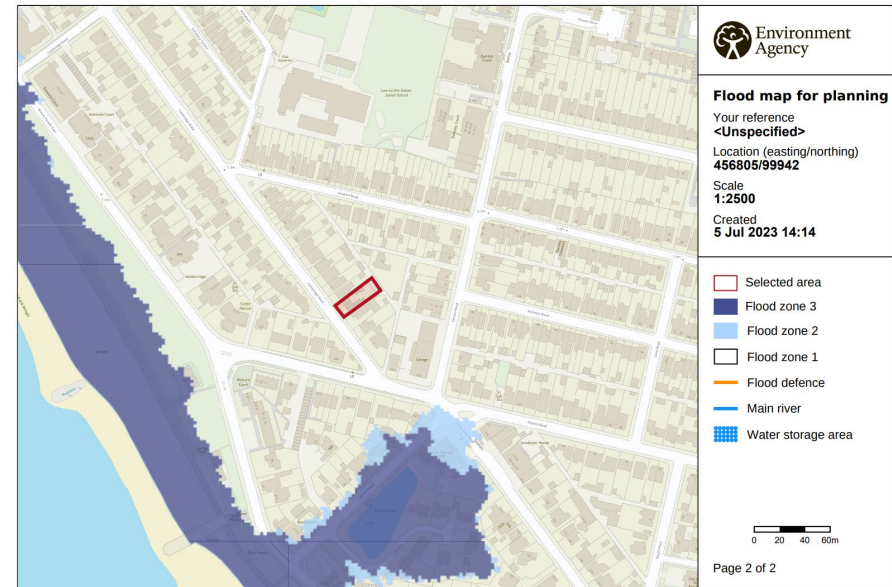
3.2 Cambridge Road was originally developed in the early C20th but has subsequently been infilled and developed up until the present day. As a result, the urban grain is relatively dense and property types comprise a varied array of sizes, configurations and styles. Most older properties have been extended or remodelled in some fashion.

3.3 The local materials palette is also varied with slate, plain tiles and interlocking concrete tiles to roofs and red brick, render and some cladding to walls.

3.4 Most properties follow a well observed front building line with relatively shallow front gardens. Rear gardens generally exceed 15m and average around 8m in width.

3.5 Whilst many properties have off-road parking through either hard paved front gardens or rear garages accessed via the shared service roads, street parking to both sides is commonplace.

3.6 The site sits well beyond any recognized flood risk zone.



Environment Agency Flood Risk Mapping

4.0 Existing Building

- 4.1 The application building is a two storey, semi-detached property constructed in early C20th. Both halves (numbers 6 and 8) and the adjacent detached properties (numbers 4 and 2), are within the ownership of the applicant.
- 4.2 Number 6 has been extensively altered to include a side extension, attic conversion and a deep single storey rear extension coating a swimming pool.
- 4.3 The application site has been previously extended with a first floor element over an open sided hard paved space. In total, it comprises 5 bedrooms.



5.0 Brief

- 5.1 The brief called for the subdivision and extension of the current structure to form an annexe capable of housing a family member with additional accessibility needs to the ground floor and a live-in carer to the first floor.
- 5.2 Whilst works have already commenced on the approved scheme, a rationalisation has evolved which offers a simplification of build complexity and improvements to the internal layout.

6.0 Revised Proposals

6.1 Layout

A reorganisation of the internal spaces has enabled simplifications of the approved scheme to be made. Most significant of these is the removal of the original staircase. This allows the creation of a more open plan space within the entrance area and main dwelling. It also renders redundant an existing external manhole to the rear and so offers the opportunity to square off the rear elevation. The front elevation no longer needs a recessed internal porch as a projecting roof now continues from the front bedroom bay window across.

6.2 Architectural Style

The main visual difference is the removal of the new bay window at first floor level. Instead, as detailed above, a lean-to roof continues across to meet with the existing two storey bay. This simplifies both the build and the street frontage. As before, the whole front elevation – new ground floor, existing first floor, existing number 8 elevation and existing number 6 elevation - will be overlaid with horizontal cladding boards between rendered new and existing bay windows giving a unified appearance.

6.3 Amenity

No further changes to the approved scheme that could affect amenity are proposed.

6.4 Landscaping

As before, no changes to the general topography or landscaping are proposed beyond removing existing outbuildings.

7.0 Sustainability

7.1 The changes will continue to require compliance with the June 2022 implementation of Part L1 of the Building Regulations. New elements will therefore be of significantly better performance than used on the original dwelling. It is proposed to offer the following element U-values: roof 0.11W/m²K, walls 0.18W/m²K, floors 0.13W/m²K.

7.2 New lighting will be by means of mains voltage, low energy, led units.

7.3 Natural light is trained deep into the plan by means of a glazed lantern over the ground floor extension.

8.0 Highway

- 8.1 No new pedestrian or vehicular access is proposed into the site.
- 8.2 The existing off-road parking provision is already generous with 5 spaces split between the front and rear. This will be retained.
- 8.3 Cycle storage is confirmed as within an existing lockable shed.

9.0 Accessibility

- 9.1 The primary reasoning behind these proposals is to offer a cared for living facility. Consequently, the accessibility to the annexe is of key importance.
- 9.2 The ground floor is accessed via a low threshold opening and leads to an improved circulation zone with a bedroom and bathroom align with living areas on this level.
- 9.3 The first floor is configured to offer flexible accommodation with good manoeuvrability space.
- 9.4 New light switches, power sockets and appliance controls to be located within the tolerances required by Part M