

STATEMENT OF CASE



Design and Access Statement:- Bower Hill, Dockenfield, Farnham, GU10 4EZ.

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Proposal number:

EXECUTIVE SUMMARY

1.Objective.

1.1 It is the objective of the document to provide supporting information for the planning application for the refurbishment and extensions to Bower Hill, Dockenfield, Farnham, GU10 4EZ.

2. Site and context.

2.1. Bower Hill, Dockenfield, Farnham, GU10 4EZ is a four double bedroom detached house.

2.2 It is on a generous size plot with the house surrounded by mature country gardens.

2.2 The house elevated to the north with an incline down to the south.

2.3 The area consists of predominantly large detached house of various ages on large plots.

2.4 The building is not listed and it is not a conservation area.

2.5 The building is within the South Downs National Park.

2.6 The property has a period Edwardian charm and it has some original architectural features.

2.7 There is a detached double garage to the North of the house with parking on the drive for 3 cars.

2.8 The house benefits from solar panel.

3. Proposal

3.1 The proposal seeks to provide an extension to the house to the rear elevation to provide a large kitchen/family room.

3.2 The proposal also seeks to provide a timber framed glazed porch to improve the existing front door access which is small and awkward.

3.3 The ground floor layout will be reconfigured to give a better more welcoming entrance hall and a study for remote working.

3.4 The existing kitchen would become a large utility,.

3.5 Within the works the existing render would be renewed along with improved insulation.

3.7 At no point would the proposal increase the existing ridge height .

4.Amount of Proposed development

	Existing Floor Area	Proposed Final Floor Area	Additional Floor Area Created
Ground floor	116 m2	165 m2	49 m2
First floor	97 m2	97 m2	0 m2
Total	213 m2	262 m2	49 m2

This represents a 23% increase.

The rear elevation of the property is 7m wide and under their Permitted development rights the applicant would be allowed to extend 4m giving them 28m2 of extension.

5. Planning history

Proposal site

Planning history of Bower Hill, Dockenfield, Farnham, GU10 4EZ.

No relevant planning history.

Local

No relevant planning history.

6.Supporting responses to policy guidelines

The application is fully in accordance with the following policies;

NPPF 2023

135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Response;

- a) The proposal provides well proportioned balanced living space to a family home. It balances the size of the bedroom, living and outside spaces. The proposal will improve the performance of a building and provide an efficient sustainable family home for the lifetime of the building.
- b) It provides well considered visually attractive architecture, with a layout for comfortable modern family living.
- c) The design of the proposal is sympathetic to the character of the local area.
- d) N/A
- e) The proposal optimises the potential of this interesting and attractive site.
- f) The proposal provides an accessible property inclusive for all. The outside area is well proportioned to the building promoting health and well being.

Paragraph 11 of NPPF 2021,

Plans and decisions should apply a presumption in favour of sustainable development.

The proposal retains and is to refurbish the existing building. The extensions will include materials that are recycled and easily recyclable at the end of their life in the building.

Development Management Policy SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings

1. Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where:
 - a) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances;
 - b) The proposal respects the established character of the local area; and
 - c) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.
2. Proposals for annexes should demonstrate the functional and physical dependency on the host dwelling.
3. Proposals for outbuildings should demonstrate that they are required for purposes incidental to the use of the host dwelling.
4. Where permission is granted future extensions may be controlled by the removal of permitted development rights.

Response;

- a) *The proposal does not increase the floorspace of the dwelling by more than 30%*
- b) *The proposal provides well considered visually attractive architecture, which is sympathetic to the character of the local area.*
- c) *The proposal is not detrimental to the amenity of the residents of neighbouring properties.*
- 2) *N/A*
- 3) *N/A*
- 4) *N/A*

7. Design

7.1 Site Layout

7.1.1 The proposal will retain parking for three cars at the front of the property.

7.1.2 The proposed position of the extension on the plot ensures there is no loss of amenity to any of the neighbouring properties.

7.1.3 The property is surrounded by hedgerows which limit visibility of the extension

7.2 Design of the extension

7.2.1 The design of the extension provides a bay with French doors and side windows which follow the Edwardian style of the existing bays on the South elevation.

7.2.2 The extension has a parapet wall with detailed brick work around the parapet.

7.2.3 The extension will have a low pitch, 5 degree, zinc roof with a lantern in the centre. This not only will provide an estimated lifespan of the roof covering of over 80 year but also the zinc is fully recyclable and sustainable.

8. Additional Considerations

8.1 The applicants has permitted development rights to build an extensions of a similar size in a similar position.

9. Access and parking

9.1 The access to the property is improved with level access at all entry points.

9.2 The proposal provides access to cloakroom facilities on the ground floor with good disabled access. Wheel chair access to the front door from the top of the drive will be improved by a inclined pathway in addition to steps.

9.3 There is no reduction in parking spaces.

10. Amenity and impact on neighbours

10.1 The amenity of surrounding houses is not effected with levels of privacy unchanged and there is no additional overlooking of any neighbouring property.

10.2. There would be no impact on light to the neighbouring properties from the proposal

11. Environmental considerations

11.1 Flood risk assessment

No parts of the site are within zones high to very low of the Environment Agency Flood Risk Assessment Map.

The proposed alterations would have no impact on the likelihood of this or neighbouring sites to be flooded.

Additional soak aways would be installed to meet the requirements of approved document H.

11.3- Energy statement;

- a) The new extension will be constructed to current Building Regulations, with high standards of insulation to reduce heat loss.
- b) Energy efficient light fittings will be used throughout the new extensions and in outside areas.
- c) The new bathroom, cloakroom, kitchen and utility will comply with part G of the building regulations to conserve water.

11.4 Biodiversity

The biodiversity of the area has been taken very seriously at all design stages and a biodiversity checklist has been completed to assess the impact of the proposal.

11.5 Dark Skies in the South Downs

The proposal falls within the EI b - Transition Zone of the South Downs International Dark Sky Reserve.

The proposal will use lighting with less than 500 lumens.

The lantern on the roof of the extension will have an electronic blind with a light sensor.

Additional exterior lighting will be shielded to reduce light intrusion

12. Conclusion

12.1 The proposal is consistent with the policies of Paragraph 135, of the NPPF in that the proposal has demonstrated to have the ability to function well for a sustainable lifestyle, securing a well-designed, attractive and healthy place to live not only now but for the lifespan of the building.

12.2 The design and materials palette of the proposal is complimentary to the character of the area and the existing building.

12.3 The application is in full accordance with all the relevant local policies.

12.4 The building is sustainable architecture using the existing buildings efficiently to reduce waste and as many recyclable materials as possible are proposed.

12.5 The appearance of the site and street scene is improved and visual neighbour amenity not considered negative and the volume of the proposal will not cause any overbearing effect.

12.6 Overall, the impact of the proposed development is positive.

*The proposal provides well-designed, attractive, sustainable dwelling,
promoting a healthy family lifestyle;*

And we respectfully request that the council supports the proposal.
