

DESIGN STATEMENT

2 ALBERTA CLOSE, LIPHOOK, GU30 7FA



Front View



Rear View

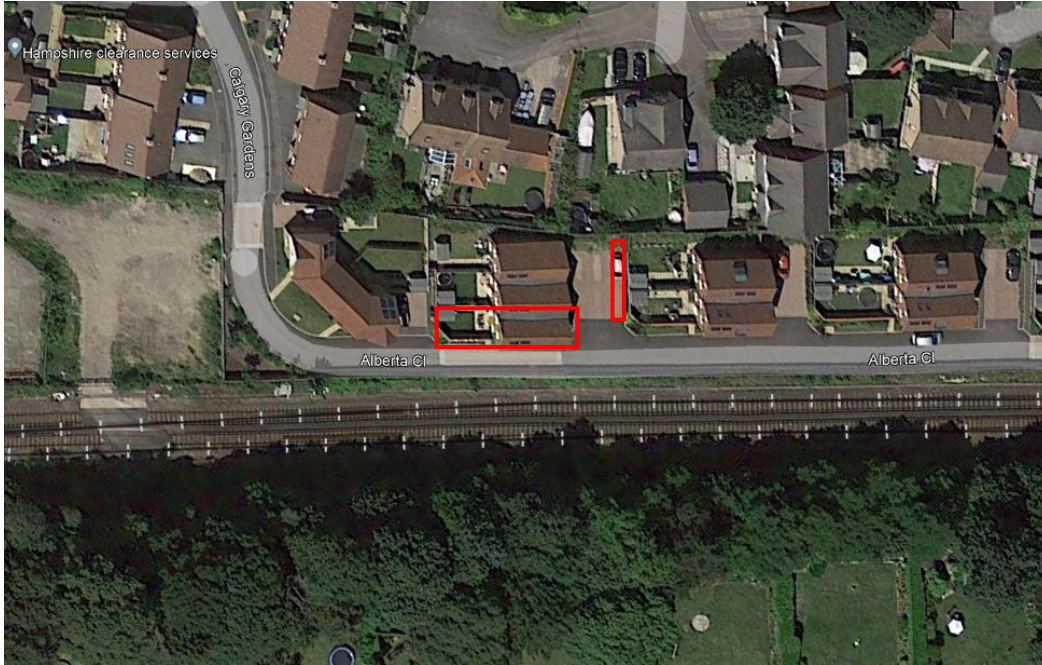
The planning application relates to an end-of-terrace property in **East Hampshire District Council, GU30**. Specifically, the work comprises: **Erection of a side roof dormer extension with the addition of three skylights and two rooflights.**

The property is not listed and is neither within the boundaries of a Conservation Area nor within the South Downs National Park.

INTRODUCTION:

The application site consists of a two-storey end-of-terrace house located at Alberta Close. The surrounding locality is predominantly residential, with an adjacent industrial estate and train tracks bordering one side of the property. Brickwork, gables roofs 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.



Existing site and its surroundings

PROPOSED DESIGN:

The proposed side roof dormer extension would provide a study, guest/study room and storage areas at loft floor level.

The floor to ceiling height in loft is adequate. The proposed roof extension has been set in well within the original roof slope of the house and it is considered to remain 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 on the side elevation will not be visible at all from street level. Also, the rooflights on the side elevation face a train track, so there are no immediate neighboring properties that would be affected. 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:

In the context of this application, it's worth noting that neighboring properties have maximized the available space within their roofs, and are utilizing their attics as habitable spaces. Furthermore, numerous dormer windows are prevalent along neighboring roads. Given this context, the proposed design is not anticipated to alter the building's appearance or disrupt the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.

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, an end-of-terrace property, is surrounded by neighboring properties that are utilizing their attics as habitable spaces, with some featuring dormer windows as part of their existing built structure. 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.