

Project ref.: 030 Greaves, Havant

**To: Havant Borough Council**

Planning Services

Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

14 February 2024

Rev -

## **DESIGN & ACCESS STATEMENT**

*For the application of the proposed alterations  
to the existing dwelling - garage door infill at front and single-storey rear extension -  
at 6 Littlepark Avenue, Bedhampton, Havant, PO93QY, UK*

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## 00 INTRODUCTION

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This Design and Access Statement accompanies a Planning Application for the proposal of a front-facing garage door infill with brick wall and window; and a single-storey rear extension at 6 Littlepark Avenue, Bedhampton, Havant, PO93QY, UK.

Pre-Planning advice has been applied for - reference number GEN/24/00038 - to understand if the works would require the submission of a Householder Planning Application, or if the works fall within Permitted Development parameters. Response to the Pre-Planning query was received on 23 January 2024 from Planning Officer Ms D. Sheath, indicating that the rear extension would require Planning approval, while the Officer was of the opinion that the garage conversion with door infill would not require it, granted that certain parameters would be respected.

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### *Project references*

**Client**

Mr Benjamin Greaves & Mrs Natasha Greaves  
*6 Littlepark Avenue, Bedhampton, Havant, PO93QY, UK*

**Architect** (and Agent)

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## 01 SITE INTRO

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This property is a three bedroom two-storey semi-detached dwellinghouse located at 6 Littlepark Avenue, Bedhampton, Havant, PO9 3QY, UK.

The townhouse was built in 1989 (Title Register from the HM Land Registry date of reference) and it is in good condition.

The house has a front driveway and garden and rear sloping garden.

Pedestrian access is from the front, along Littlepark Avenue, as the main entrance to the house, and there is another access to the rear garden through a public pathway/thoroughfare on the side (north) of the property.

The property side along the public highway is marked by a short boundary wall, and landscaping in the front garden in front of the main facade of the property.

The site is not within a Conservation Area.



*Aerial view of property and surroundings. Red border indicates Project Site Boundary.*

## 02 CONTEX

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The front of the townhouse, its west side, faces Littlepark Avenue to a length of approximately 10.74 meters. The main elevation of the house is set back from the public pedestrian pavement for about 7.63 meters, and the garage door is set back from the public pedestrian pavement for about 12.00 meters.

The other adjacent properties in the area are residential detached or semi-detached houses.

To the west side, the rear garden abuts the rear garden of the adjacent property, a townhouse along Chestnut Avenue, with the construction of the adjacent property about 25 meters away.

A number of the neighbouring townhouses, such as the neighbour of the other half of the semi-detached property (8 Littlepark Ave, Havant PO9 3QY, UK), or the one with the garden abutting to the project property one (33 Chestnut Ave, Havant PO9 3QS, UK), as well as many others in the close proximity and in direct view, present additions or alterations of varying degree, such as conservatory, loft extensions, and a swimming pool.

## 03 SCALE AND MASSING

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The existing building is asymmetrical. The two-storey main facade of the house (to the "left" seen from the main public highway) has a front porch with a steep roof connecting to the roof of the main house. This has a single-storey portion of the ground floor, with also a steep roof connecting to the main roof, as well as a single-storey single garage, to its north side (to the "right" side seen from the main public highway).

The property is sided on its north side by a taller brick wall separating it from a public thoroughfare/pavement connecting Littlepark Avenue with Chestnut Avenue to its west.

The garage door is little visible from the public highway, and the proposed works of removing it and infilling it with a brick wall (matching the adjacent existing) and a window (matching the style of the adjacent existing) would create a more harmonious front elevation. Furthermore, there would be no changes to the parking requirements as the property's driveway can already accommodate two cars with room to spare.

To the rear, the proposed single storey extension would cover less than half of the total width of the house. Furthermore, the new extension would not be visible by the public highway by the thoroughfare, or by any neighbours except for the neighbour on the other half of the semi-detached construction.

There would be no overlooking and not even the requirement of a Party Wall agreement, as the extension would be 4.84 meters from the other half of the semi-detached construction.

Building materials and finishes would match the adjacent existing in colour, type, and materials such as, but not limited to, the exterior face of the extension will be brick face, with the bricks to match the adjacent existing.

The proposed works improve the quality of the existing living space, add to the living space; enhance the everyday living and homeworking at the property; and improve the connection between house and rear garden.

The proposed extension will be proportioned to the existing construction, and it will respect the adjacent ones. It will not protrude more than the adjacent neighbour's one, which single-storey rear extension running the full length of the property, and the height will be proportioned.

The roof does propose a rooflight, but it is setback from the boundary of the adjacent property by 5.4 meters, therefore does not permit overlooking to the neighbours and it avoids the neighbours from looking into the project property.

Existing rooflines will be maintained in the main body of the building, as no modifications will be carried out to the roof of the double-storey part of the house. The proposed extension roof is flat and proportioned to the existing building and the neighbouring ones.

The proposed design allows for a coherent construction that organically relates to its surroundings while maintaining a hierarchy with the existing construction, as well as blending into it. The proposal also ensures to fit within the type, scale, and form of alterations of the same type found, and approved, in the area along Littlepark Avenue (and the adjacent streets as well).

The garage conversion will not alter the nature of the dwellinghouse, as it is aimed to ensure a more organic and spacious lifestyle for the clients (e.g.: build a home office), especially in terms of homeworking.

## 04 DESIGN CONSIDERATIONS

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### *OBJECTIVES*

A summary of the proposed development:

- Existing semi-detached dwellinghouse;
- Proposal of single-storey rear extension;
- Proposed single-storey extension contained in dimensions (and to protrude less than the adjacent one to the south, and is half the width) and proportioned to the existing construction (both of the property and of the area at large);
- No overlooking to neighbouring properties;
- The proposal seek to improve the quality to the existing living space for the family; allow for homeworking; improve the connection between house and rear garden;
- No impact on the residential area, as the proposal design parameters follow existing construction style, finishes, and proportions, and the neighbourhood displays planning approved alterations in multitude of styles and sizes;
- No impact on rooflines of the main part of the house. Proposed extension flat roof to reduce visual impact and to blend in;
- Site boundary or adjacent properties are not affected;
- Property in a residential area, not in a Conservation Area, and not in a floodrisk zone (Flood zone 1).

### *DESIGN DESCRIPTION*

The proposed extension is considerate in size and location and is proportioned to the existing building; does not affect existing rooflines; and does not overlook neighbouring houses. Existing accesses and boundary lines are not affected. Any alteration and addition will blend into the existing and neighbouring construction in style, proportions, material, and finishes.

### *MATERIALS*

- Proposed extension walls, roof, windows, and doors materials to match adjacent ones of main part of the project house;
- Existing wall exterior leaf is red brick. Proposed wall exterior leaf will match;
- Existing windows and doors are white UPVC. proposed windows and doors to match;
- The existing boundary walls, roof lines, and roof are not affected;

### *SUMMARY*

The proposed works will highly enhance the property, while appropriately and sensitively respect the surrounding residential setting.