



Rear Playroom Expansion – Design Statement in support of Section 73 Application

INTRODUCTION

- The owners of Moonrakers have commenced the construction work at their property, concentrating initially on the site layout works.
- Their contractor has set out the rear expansion profiles as per the planning approved ground floor plan – drawing no. P110 Rev E
- This has identified to them that the play area room as planned is of a limited size, not suited for their growing family
- The rear layout also creates an awkward ‘birds mouth’ profile to the rear garden and particularly to the western flank of the property

PROPOSAL

- To address this the proposal is to expand the playroom to the extent of the day/family room, effectively squaring off the corner of the planning approved rear projection
- Aesthetically it is considered that a more lightweight expansion by widening the day room elevation across the width of the playroom, is the preferable approach
- The playroom is effectively doubled in footprint, with two clear internal areas – a more enclosed, masonry space for study and a lighter, airy play space to the garden, with a pass door to the rear/side garden, encouraging outdoor activities
- This ‘wraparound’ approach to the day room presents an attractive and more cohesive rear elevation, albeit subdivided internally
- This also allows future “flexibility” for the owners to expand or reconfigure the more rectilinear day room area in future, if the playroom/study space is no longer required

SECTION 73 APPLICATION

- Moonrakers is set centrally within a substantial triangular plot, and is not overlooked by neighbours
- The rear expansion is south facing, not visible from Vicarage Lane
- The owners are investing considerably in their family home and it is reasonable that the functionality of each room and future proofing of the property are fully considered
- They have identified that the playroom as approved is not fit for their purposes and would commend this expansion proposal as a modest, attractive alteration to the extant planning permission
- This Section 73 application will provide them with a workable study and play space area which their family can grow within, with the benefit of future sustainable adaptation when the study/play space is no longer required

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Farnham: 01252 267878

(Head and Registered Office)
Broadmede House
Farnham Business Park
Weydon Lane, Farnham
Surrey, GU9 8QT

O’Keefe Scanlon Limited

Company Registration No. 2878091

Bristol: 0117 332 6753

43 North View
Westbury Park
Bristol
BS6 7PY

Partners:

Julian Bohling
Paul Dallain BA (Hons) Dip Arch RIBA

Solent: 01329 559400

Rothesay Road
Gosport
Hampshire
PO12 4PT

Directors:

Roger Beach BA (Hons) Dip Arch RIBA
Patrick Graham BArch Dip Arch RIBA