

Minagish, Netley Abbey
41126

Planning Note and Flood Risk Assessment

studio four architects ltd

Revisions

Rev	Date	Comments	Checked
-	Feb 2023	Initial issue	JD

Demolition of garage to allow for extension to dwelling over previous footprint, with room in roof space, new porch, over-cladding to improve thermal performance and external works to Minagish, Netley Abbey, SO31 5FZ

This Planning Note seeks to elaborate on the main elements that inform the design for the above application.

Introduction

The existing property is somewhat dated and in need of significant upgrades to meet to current standards in relation to energy performance.

The applicant's brief seeks to greatly improve upon the thermal performance of the building, which will require complete over-cladding and new/additional insulation to roof spaces and dormer walls. Internally, a new living/kitchen arrangement is required with new master bedroom over to take advantage of views down the private garden. A new porch is required to cut down on draughts and loss of heat entering the building through the main entrance.

An application for a similar extension of mass was approved 09/12/2014 under planning application reference F/14/75338. This equally sought the demolition of the existing garage to provide a new extension over the previous footprint. The first floor included an extension to the dormer window and similar size and location of first floor windows.

- Works have not started on site.
- There are trees in close proximity to the proposed works, but none that could be affected by the proposals.
- The site can be seen from a public road.

Proposals

Proposals seek the following main alterations:

- Demolish existing garage
- New extension over footprint of previous garage to accommodate new living space with new master bedroom within roof space
- New porch under existing roof overhang
- Extension to existing dormer window to allow for head room within new master bedroom
- Over-cladding of entire building with insulated render to improve upon the thermal performance of the existing building fabric
- Replacement of all windows for higher performing windows
- Replacement of roof tiles
- New raised terrace to new living room

The proposed block plan (drawing 41126/001) demonstrates that there is no change to the built footprint of the site. The new extension sits over the existing garage footprint and the new porch infills a section of roof overhang.

One element of the applicant's brief sought to provide roof space to accommodate a significant number of solar panels. The proposed roof form is both striking and dynamic, but also seeks to celebrate the solar panels. To the west, the projecting roof form provides a form of shade from evening sun and reduces the risk of over-heating.

- Proposals do not seek alter any vehicle access nor pedestrian access. There are no rights of way associated to the site.
- Proposals do not include details of waste storage and collection, as there are to be no alteration to the existing provision.
- No alterations are proposed in relation to parking.
- Foul sewerage will be connected to the existing provision on site, which is via mains drainage. Surface water drainage will also be connected to the existing provision on site, which is assumed to be to soakaways.

Schedule of Materials

Walls

Existing Brickwork plinth, white render walls, brown-stained timber-weatherboarding to features, gable and dormer.

Proposed Insulated render, colour grey and off-white (refer to proposed elevations).

Roof

Existing Brown concrete interlocking tiles to pitched roofs and roofing felt to flat dormer roof.

Proposed Natural grey slate

Windows

Existing White UPVC and white timber casement windows

Proposed Grey uPVC and grey metal framed replacement windows

Doors

Existing White UPVC and white timber doors

Proposed To match proposed windows

Lighting

Existing PIR security lighting

Proposed PIR security lighting

Other – rainwater goods

Existing uPVC plastic, colour white

Proposed uPVC plastic, colour black

Other – eaves and soffits

Existing uPVC plastic, colour white

Proposed uPVC plastic, colour grey

Schedule of Drawings

This Planning Note is to be read in conjunction with the following drawings prepared by Studio Four Architects:

41126 / 001	Location and Block Plans
41126 / 012	Site Plan as Existing
41226 / 015	Site Plan as Proposed
41126 / 020	Ground Floor as Existing
41126 / 021	First Floor as Existing
41126 / 022	Roof Plan as Existing
41126 / 025	Ground Floor as Proposed
41126 / 026	First Floor as Proposed
41126 / 027	Roof Plan as Proposed
41126 / 030	Elevations as Existing
41126 / 035	Elevations as Proposed – South and East
41126 / 036	Elevations as Proposed – North and West
41126 / 190	3D Perspectives as Proposed

Existing Site Photos



Existing entrance to dwelling, facing north



Existing garage to be demolished, facing northeast



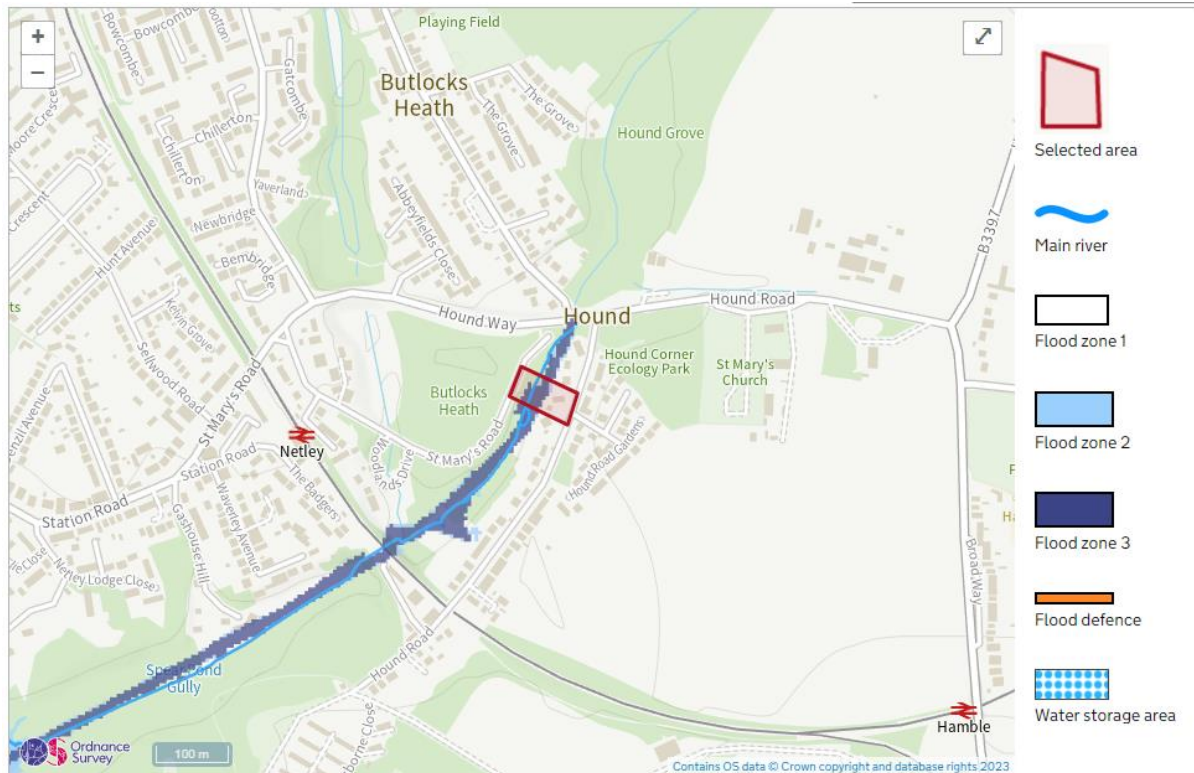
Rear (north) elevation of garage to be demolished



Rear (north) elevation of dwelling

Flood Risk Assessment

According to the flood-map-for-planning.service.gov.uk website (information sought 01/02/2023) the site is within flood zone 3, yet the dwelling is not (dwelling is within flood zone 1):



Please refer to information contained within SearchFlow's Flood Report, dated 15 July 2010.

The main river identified within the extract above is Spear Pond Gully. This small stream is approximately 27m away when measured from the extent of stream edge/bank to the nearest corner of the existing garage. The surrounding land to the existing garage is circa 4.5m higher than the stream edge/bank. Please refer to drawing 41126/012 for surveyed levels.

Proposals do not seek to provide accommodate any closer to the stream. Proposals seek to provide a new living room and external terrace at 14.610 from datum, which is 450mm lower than the main ground floor level (15.060) and 700mm higher than the existing garage floor level (13.910). The stream bank level varies from 9.190 to 10.000 across the site. As advised by the applicant who has lived at the property since 2010, even whilst under heavy rain the stream has never burst its bank.

Upon review of the above information and given that proposals have already been granted approval for a similar extension, we believe these proposals are acceptable given the close proximity to an area within flood zone 3.