

Design and Access Statement

Proposed Roof Extension

The Coach House

Old Bursledon, SO31 8DH

Date	Revision	Revision Notes
9th August 2023	A	Initial Draft
13th November 2023	B	Additional notes for compliance with Policy BU7: Additional historic planning records Additional volume calculations in design

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Purpose of the Proposal

The applicants wish to complete the renovation and refurbishment of the property which commenced in 2011 in a more modest and cost effective manner than the plans already approved.

The proposal relates entirely to the south wing of the tee shaped building and raises the roof height to match that of the north wing and previously approved plans. The porch, doorway and unusual projecting bays on the east elevation are removed and the daylighting and thermal insulation of the property improved.

The proposal will improve the ground floor circulation space and stair access to the first floor, enlarge the existing first floor bedroom, create a ground floor WC and office and improve the layout of the lounge.

This proposal addresses the reasons for refusal of the planning application in 2020.

Site Description

Relevant Planning History

The following planning applications relate to this property:

Z/27795	Alterations and two storey and single storey extensions at The Coach House, Brownhill, Salterns Lane, Old Bursledon Partial historic records - Received 3 Aug 1984
Z/27795/00/01	Variation to the planning permission ref. 27795 for alterations and two storey and single storey extensions at The Coach House, Brownhill, Salterns Lane, Old Bursledon, to the following extent only: detailed amendments - Permit 22/03/1985
C/08/63296	Two storey rear extension with balcony, single storey side extension, new entrance canopy, front dormer, raising roof, cedar shingle cladding, detached double garage with store, garage conversion - Permit 8/12/2008
C/09/66362	Detached double garage and store - Permit 22/3/2010
C/11/68853	Two storey rear extension with balcony, single storey side extension, new entrance canopy, raising roof, cedar shingle cladding, new conservatory, garage conversion - Permit 31/5/2011

H/20/88188 Two and single storey rear extension, rear dormer and two roof lights
- Refused 16/09/2020

H/21/89529 Extension - Withdrawn

Neighbourhood and surroundings

"The application site contains a large two storey detached house set in very large grounds, a plot of approximately 562sqm with a very green and leafy character and private feel; well screened by mature trees and planting, providing a very secluded rural feel. There is a gravel drive and parking/turning space adjacent to the house. The plot is on a sloping site with the ground sloping down to the west and the house situated at the highest end of the plot. The drive slopes up and curves towards the house, with ground levels then falling away to the rear of the house and throughout the rear garden. Significant trees around the perimeter of site and within the garden areas and a Public footpath runs along part of the site boundary.

The site lies within countryside, conservation area and special policy area, with immediate neighbours being similar detached properties located approximately 50 to 100m away from the application property." *Naomi Arnold; Eastleigh Planning Officer*

Existing Property

The dwelling is a tee shaped building with a two storey east-west transverse hipped roof on the north end and a lower north-south ridge roof to the rear or south of the building. Two large dormers and one small dormer exist in the southern wing roof which has a gable end to the south elevation. The front door and porch are in the north elevation opposite the parking area. A gravel driveway proceeds past the building on the east side. The east side of the south wing has a second unutilised porch, front door and two bay windows.

A large detached double garage building has been built to the North of the dwelling on the opposite side of a gravel parking area.

The north two storey wing has been developed in accordance with the approved plans C/11/68853 and is clad in cedar shingle. The south wing remains undeveloped and remains as per the existing plans from 2011.

The approved plans under reference C/11/68853 provide extant permission for the raising of the roof height to the rear south wing, new dormers and a two storey transverse extension.

Proposal

Approval is sought for a raised roof on the southern rear wing of the building with modifications to the dormers and removal of the ground floor bay windows and porch. The raised roof would bring the ridge height to the same height as the rest of the existing house, as per the extant planning approval.

The raised roof will be constructed in a well insulated timber frame. The side elevation walls, gable end and chimney will each be increased in height by approximately 900mm. The vertical faces of all the walls, dormer cheeks and gable end will be clad in cedar shingles at first floor level.

The new west elevation dormers will be the same dimensions as the existing west elevation dormers and relocated to a more central position on the roof elevation. The new dormers will interrupt the eaves along the wall alignment.

The new east elevation dormer is again the same dimensions as the existing dormer, relocated to the far end of the roof elevation. 4 new roof lights are proposed along this roof elevation.

The porch, front door and bay windows will be removed from the east elevation and replaced with windows flush with the wall alignment.

The proposal will improve the ground floor circulation space and stair access to the first floor, enlarge the existing first floor bedroom, create a ground floor WC and office and improve the layout of the lounge.

Design

The design intent is to improve the layout, daylighting and thermal performance of the south wing of the building within the existing building footprint. It is also the intent to comply with the Old Bursledon Conservation Management Area Appraisals 4.162 “Extensions to properties need to be sympathetic to the style of the dwelling and enhance its contribution to the character of the conservation area.”

The general style of the building is a converted historic coach house, and the proposal intends to enhance this style.

The raising of the roof to match the existing north roof ridge height is in keeping with the balance of the building and the mass, scale and form has been previously approved in principle. The exclusion of the large transverse extension and gable end at the southern end addresses the previous reasons for refusal referred to in the officers report H/20/88188

The west elevation dormer positions are intended to be more central and balanced within the south wing roof length. Although not precisely at equal positions it is suggested that the

proposed positions provide adequate balance as there are no strong characteristics of symmetry in the existing building.

Similarly, the east elevation dormer sits at one end of the roof length which is not out of character for this agricultural style of conversion. The four flush rooflights are not precisely symmetrical as they are positioned for the most appropriate internal daylighting, however, the rooflights are not obtrusive and are well distributed along the roof.

The removal of the porch and bay window details to the east elevation will simplify this aspect and be more aligned with the agricultural conversion style of the building. The cedar cladding will match the existing north elevation and tie the two wings of the building together with a matching horizontal feature. This horizontal feature will also serve to break up the association between the vertical features of the ground and first floor window positions.

The south elevation gable end will now be visually split with a different cladding at first floor level with the intent of again tying the design together and will also reduce the apparent height of the gable end.

The west elevation cladding will provide a more comfortable headroom to the existing conservatory rather than being crammed under the eaves. The walls aligning with the large dormers will blend these large features into the wall, reducing the apparent mass of the roof. The cedar cladding will provide a horizontal feature that will tie the appearance of the south wing to the north wing.

The site does not lie within a flood risk area so neither an ecological survey or flood risk assessment is required.

Old Bursledon special policy area BU7 compliance

The application falls within Policy BU7 of the local plan, this specifically relates to extensions and alterations to dwellings within the Old Bursledon Special Policy Area. Part of this Policy requires a 25% volume calculation.

The volume of the original dwelling (as existing when the conservation area was first designated in 1982) has been determined using historic planning records relating to the planning approval Z/27795 granted in 1984. These drawings show the original dwelling of 415 cubic metres.

The development in accordance with the approved plans C/11/68853 has already commenced so therefore the permission is extant and apposite in assessing compliance with BU7. The volume of the extant dwelling is 1035 cubic metres.

The proposed dwelling is significantly smaller than the permitted development C/11/68853 at a total volume of 859 cubic metres. This is a reduction in development volume of 17%.

As a building smaller than the permitted development, the proposal has greater regard for the impact of the development on the space between buildings and the openness of the area, is smaller than the dwelling being extended, is subservient to the extant permitted



development, and has an overall reduced effect on the urbanisation of the area. The design has a greater regard for the character of the area.

The proposal therefore complies with the requirements of Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area

Conclusion

The proposed plans will achieve improvements to the property that the applicants wish to achieve, are in keeping with the style of the dwelling and enhance its contribution to the character of the area.

The proposal is smaller than the development permitted and extant for the site and therefore complies with Policy BU7.

We therefore recommend this planning application is approved.

Photos



Photo 1: Front north elevation.



Photo 2: North and part east elevation



Photo 3: East elevation of north wing



Photo 4: East elevation of south wing



Photo 5: South elevation of south wing gable end



Photo 6: West elevation of south wing



Photo 7: West elevation of north wing

Further Information

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