

Maybush. Hamble lane. Southampton. SO31 8DR



The site and surroundings

Comprises a semi-detached two-storey masonry dwelling with single storey rear extension. Constructed circa 1870 it was one of many like properties along this section of Hamble Lane.

These are typically constructed with masonry brick walls with a rendered outer coating and painted.

The floors are of traditional build.

The original timber window and door units have long been replaced with double-glazed Upvc units and the original clay tiled roof covering replaced for that a modern composite slate.

The property faces the busy, Hamble Lane, which is a major traffic route into Hamble.

To the rear of the property is positioned a sizeable garage and workshop, accessed from the right-hand side of the property. There is adequate room on the front drive for the parking of up to 3 No. vehicles.

Relevant planning history

None was found on the planning portal for Maybush but the neighbouring property 'Hawthorns' had a rear single and two-storey extension approved in 1993 under plan reference No. F/13/72062

Proposal

The proposed application is for an increase in height of the existing single storey rear masonry extension to create a two-storey extension over the existing footprint. The profile of the existing first floor rear cavity wall is staggered. The rear masonry protrudes by approximately 400mm at mid-point meaning that the proposed extension is 2.75m at the left rear (when looking from the rear garden) and steps out to 3.1m at the party wall (Right hand side)

The proposed extension is to be constructed in masonry to match that of the existing ground floor extension and continue the existing cavity wall up to first floor eaves level. The rear face of the proposed extension will be flush across the width and will be in-line with the neighbouring properties ground floor rear extension.

The neighbouring extension is chamfered back at first floor level at approximately 45 degrees meaning that the proposed extension at first floor level will be partly against the party wall of The Hawthorns and not touching where the corner is chamfered.

The rear of the proposed extension is to form a gable wall from eaves to ridgeline and benefit from a duo-pitch roof construction taken back to the existing ridge of the main roof.

The proposal will result in a three-bedroomed property compared to the current two-bedrooms.

The proposal is to match the existing roof finishes including for gutters, fascias and soffits. The wall finish is to be painted render to match that of the main structure. The proposed window and door units are to be white Upvc to match existing in both style and arrangement.

The existing ground floor rear windows and doors may be replaced if they don't match the proposed windows due to fade of colour or inadequate glazing to current regulations and codes of practice.

The front of the house is laid to hard-standing and the drive extends down the right-hand side to a rear garage.

Topography

There is a slight drop in land level from the front of the site to the rear. Hamble Lane also slopes in land level from north to south. Consequently properties to the north in Hamble Lane are marginally higher than those to the south.

Trees

There is a large tree located to the front right of the property adjacent to the main double timber gates leading back to the garage.

There are other smaller trees set to the front and rear aspect but none affected by the proposal.

Boundary treatment

To the left-hand side of the property is a 6' rendered masonry wall to the front aspect boundary and a smaller rendered masonry wall to the highway. To the front right-hand side is a 6' panelled fence set within concrete posts. To the rear left-hand boundary is also a 6' panelled fence positioned within concrete posts.

Site Characteristics

The site comprises one half of a semi-detached two storey dwelling. The rear garden forms part of the boundary of Hawthorns to the north and partially with No.1 Boundary Road to the south albeit set back from Maybush by approximately 5-6 metres. To the rear boundary behind the masonry garage is 10 Stoneham Gardens.

Character of Locality

The site is located in a principally residential area comprising semi-detached two storey dwellings with a small number of detached two storey properties. The 'Hamble

Lane, Traditional Fish & Chip shop' is located a stone throws to the north next to the entrance to Stoneham Gardens.

Property Layout

PROPERTY TYPE	BEDROOMS	BATHROOMS
 Semi-Detached	 3	 1

Key features

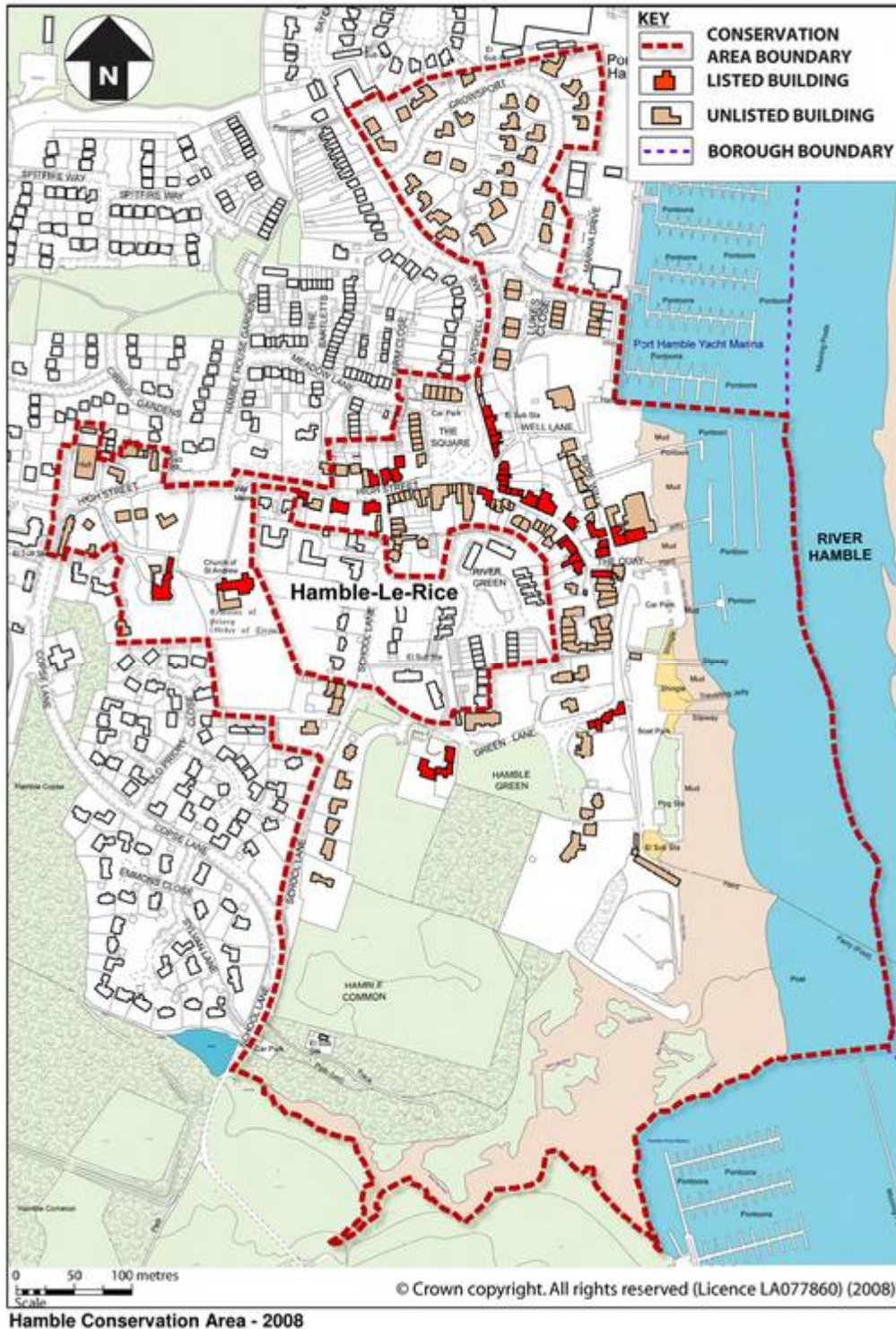
- Charming character property
- Fully re-decorated internally
- Open fireplace in main reception room
- Driveway with parking for three or more cars
- Thought to date back to 1800's
- Open-plan kitchen/dining room with underfloor heating
- Walk in wardrobe to main bedroom
- 70ft garden with sunken seating area



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Significance of heritage assets

The Conservation area that protects Hamble does not extend as far as Maybush and is therefore not considered as part of this application.



Outline of Conservation area

List of changes

First floor rear extension elevation: Window sills to rear (east) facing bed-rooms will be kept at the same level as the existing windows on the first floor. These windows will match the existing else-where in colour, materials and appearance. The window units will mirror each other with one fixed and one side opening window. Clear glazing will be observed to both units.

First floor side extension elevation: Window sills to rear unit in bedroom 2 and the en-suite window unit will be kept at the same level as the existing windows on the first floor. The window unit to bedroom 2 will match that of the proposed window units to the rear elevation and will be left-hand opening. The single window unit to the en-suite will be fixed below 1.m and set with obscure glazing to level 4. There will be a clear top opener above 1.7m.

First floor extension (Masonry) The proposed masonry extension will match that of the existing footprint and extend up to the main roof eaves level. The rear elevation will be as a gable wall finish. The material used in the build will match that of the existing building. The boundary wall to the north (Party wall) will abut the neighbouring property until where the neighbouring wall is chamfered and moves away from the boundary line. The wall in this location will rise on its own merits.

First floor extension (Roof) The proposed roof will be constructed as a cut timber roof and will join into the existing roof construction of the main building. The roof will be duo-pitched at the gable wall and extend back to the ridge of the main roof. Gutters to the south elevation will extend accordingly. Gutters to the north elevation will be a partial valley until passing the chamfered wall of the neighbouring property. All fascias, soffits and gutters will match existing.

Décor: The proposed roof will be finished in material of a colour and style to match that of the existing roof. The proposed masonry extension will be finished in a painted render finish to match that of the existing building.

Comments on changes

1. The proposed rear first floor masonry extension will not be to the detriment of the street scene.
2. The proposed rear first floor masonry extension is to the same design/appearance as that of neighbouring properties.
3. The footprint is not to increase as we are proposing to build up only.
4. The addition of the 2No. window units to the side elevation is in keeping with the style of the existing.
5. The proposal of the masonry gable wall extension up to eaves level will compliment the building and is in keeping with other properties within this area.
6. The new windows in this proposal would improve natural light levels without compromising the neighbour's privacy.
7. Nearby residents would not suffer any loss of amenity as a result of the proposed changes.

Conclusion

The proposed extension creates an additional bedroom making this 2 bedroom property now a 3 bedroom property in-line with current Government guidelines

The proposal doesn't increase the footprint of the building.

The proposal doesn't extend past the extent of the neighbours extension to the north.

The proposal doesn't over-look any neighbouring properties.

The proposal actually enhances the building and gives it more character.

Photographs



Fig. 1 View looking north from the front of Maybush



Fig 2. View looking south from the front of Maybush



Fig.3 Existing view on the back of the property showing chamfer to Hawthorns



Fig.4 Neighbouring property in Boundary Road set back from Maybush