



Single storey rear extension under existing balcony

12 Marina Drive, Hamble-le-Rice, Southampton, SO31 4PJ

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Introduction

This application is for a single storey rear extension beneath the existing balcony overlooking the marina.

It is proposed to be similar in appearance to the recently approved extension at the neighbouring property, nr 10 Marina Drive.

Location & Site

12 Marina Drive is one of four 3-storey semi-detached houses on the marina (East) side of the development.

To the West of the site is a further block of 4no houses in Marina Drive.

To the East is the marina and associated boardwalks/jetties.

To the North are the dwellings 1-4 Waterside.

The site is within the Hamble-le-Rice Conservation Area.



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Existing Site

The site is a long thin strip spanning between Marina Drive and the marina to the East. The house sits centrally on the plot, with a small driveway accommodating 2no car parking spaces at the front and a raised decking area and first floor balcony forming the rear amenity space.

The house is brick built with a pitched tiled roof and white metal-framed windows and doors.



Rear of the house



Front of the house



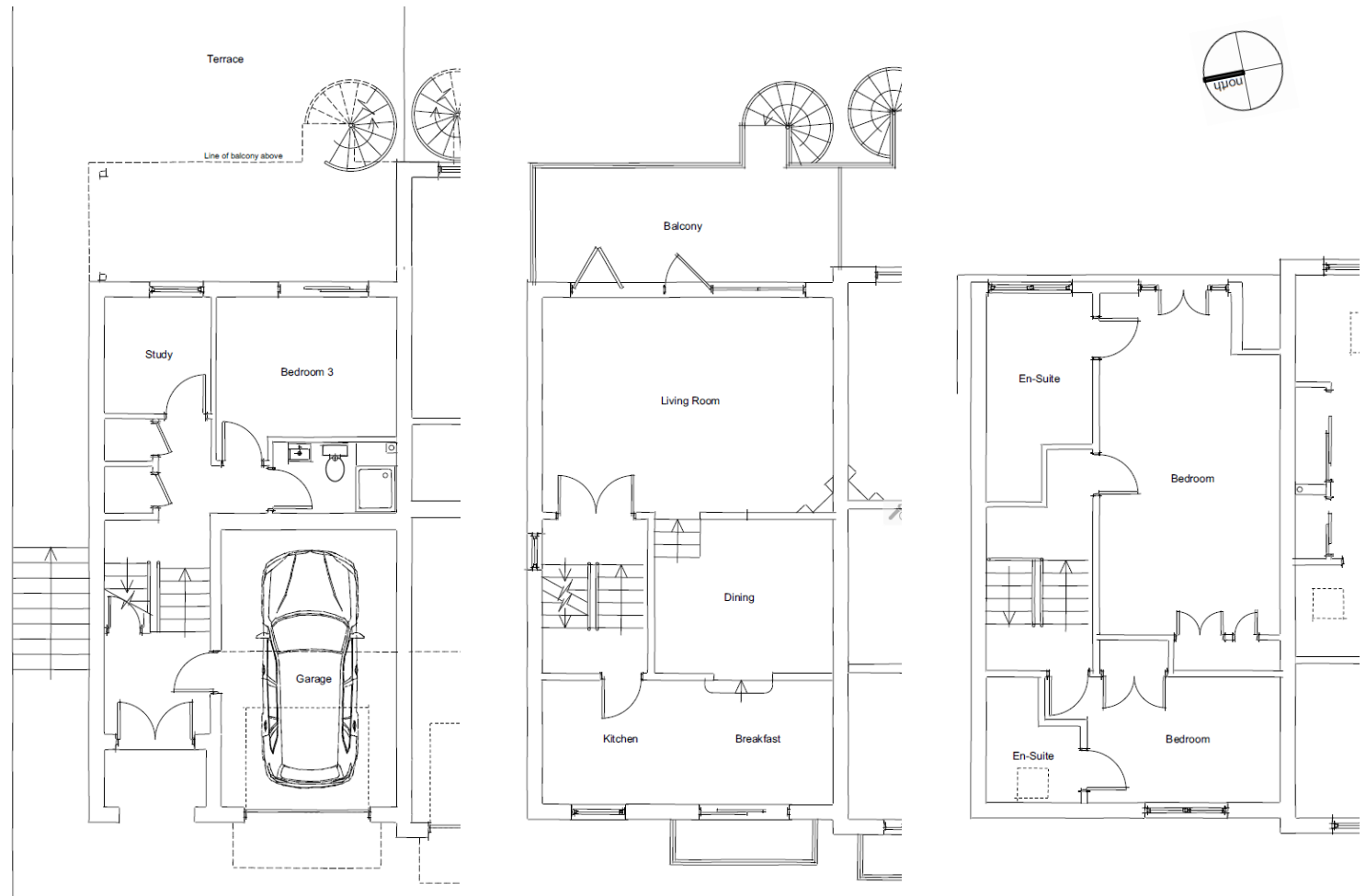
Existing House

The house itself is of split level design, with rooms at the rear of the house half a storey higher than those at the front of the house.

The ground floor accommodates an integrated garage and entrance hallway at the front of the house and a bedroom and study on a higher level with access out onto the decked terrace at the rear.

The first floor has a kitchen at the front and living room at the rear on a higher level, with a small dining area between on an intermediate level. The living room has access onto a balcony at the rear.

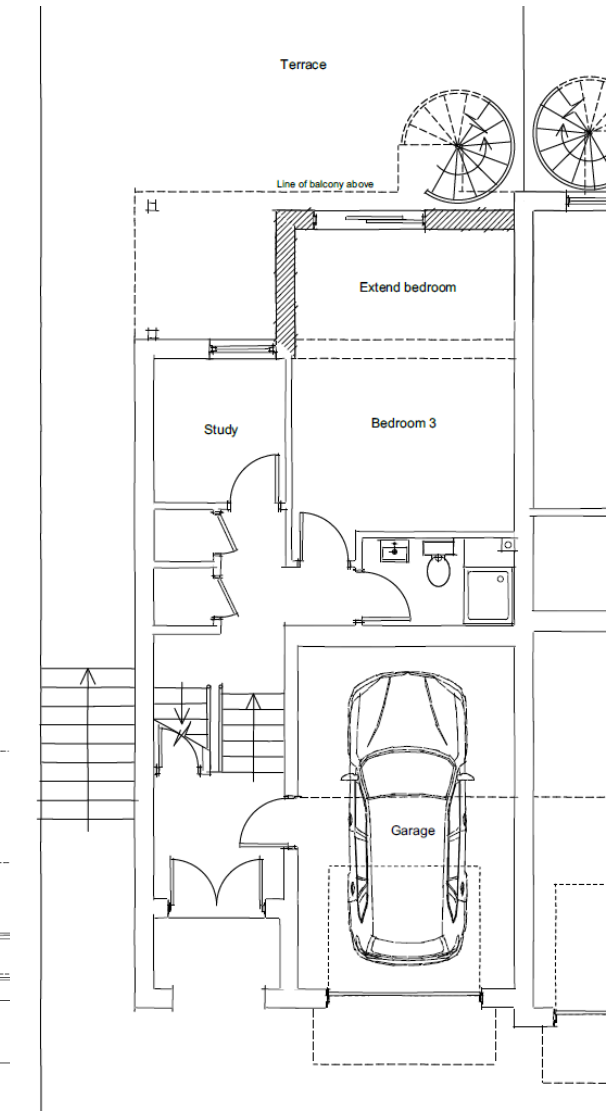
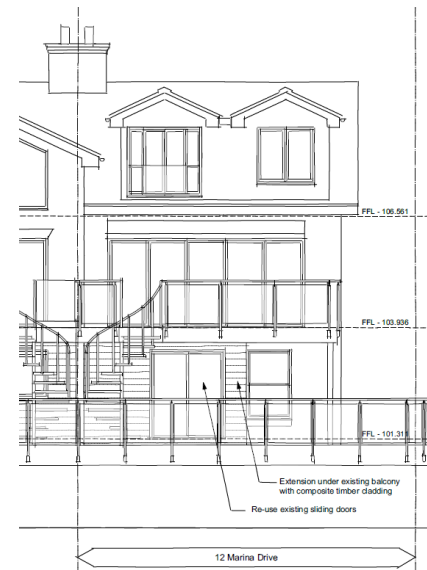
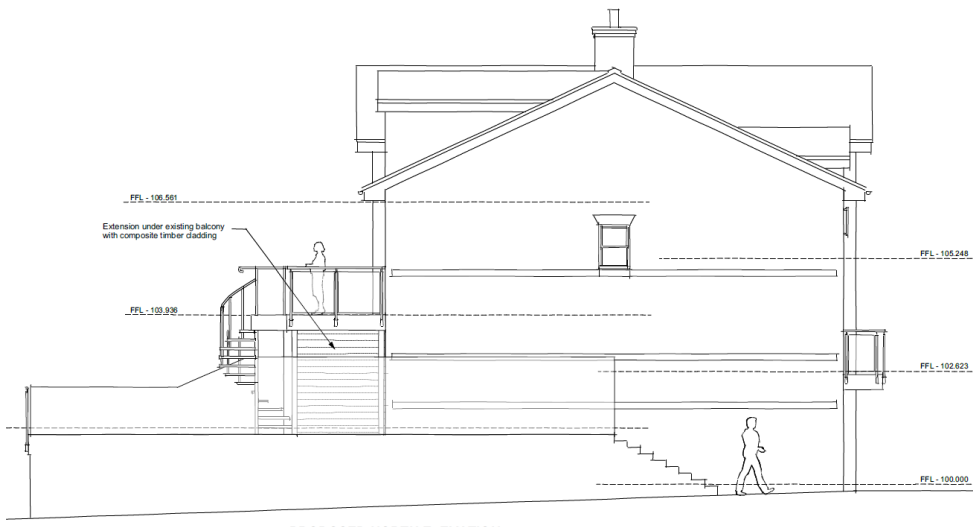
The second floor accommodates 2no bedrooms and en-suites, one on each of the split levels



Design Proposals

The applicant proposes to extend the upper ground floor bedroom, at the rear of the house, under the existing balcony. A similar extension has been granted permission to the neighbouring house, nr 10 Marina Drive, and is currently under construction.

The walls will be clad with a composite timber cladding. The existing bedroom sliding doors are intended to be re-used on the extension.



Heritage Statement

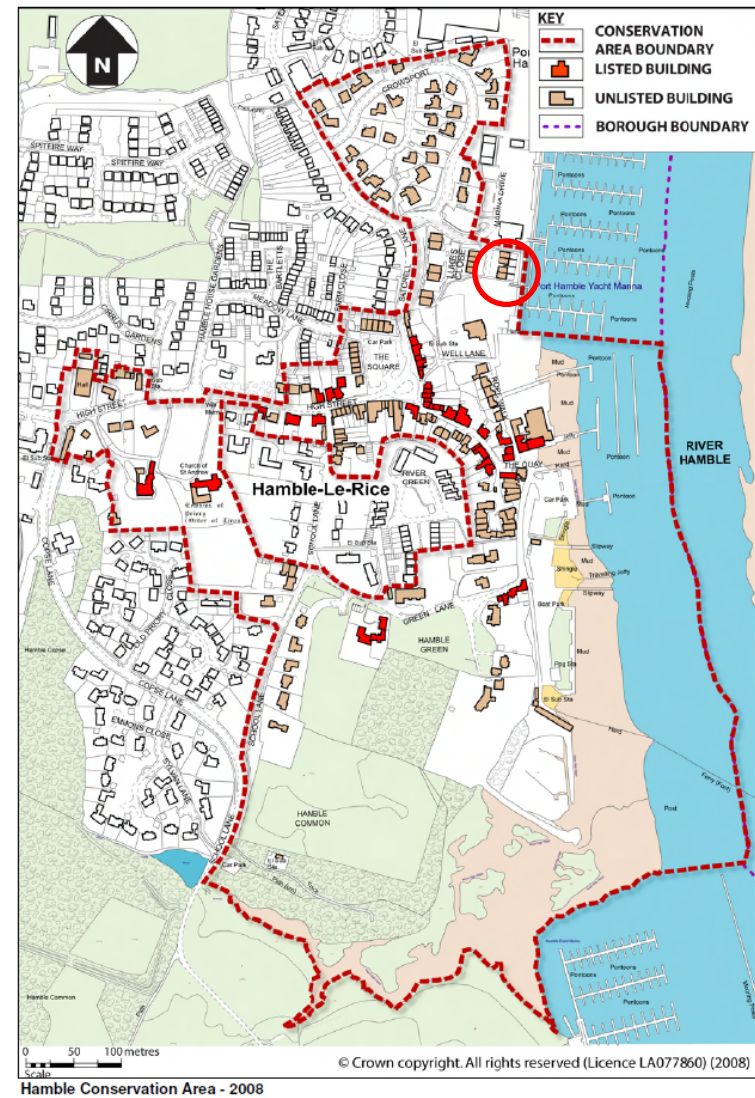
Introduction

The site sits within the Hamble-le-Rice Conservation Area, as shown to the right of this page.

History of Site

The site is located in a part of the conservation area developed in the 20th Century. The historic centre of Hamble-le-Rice (The Square, High Street, River Green & The Quay) lies to the South and the Crowsport Estate, built in the 1930s, lies to the North.

The Marina Drive development, including the application site, was built in the late 1990s by Berkeley Homes.



Heritage Statement

Description of Existing

The existing house and Marina Drive as a whole, was built in the late 1990s. It occupies a site adjoining the marina, with its rear façade visible from the water. The frontage is only really visible from the private roadway.

The design of the house is of a fairly typical marina-style property of that era, constructed in brickwork, and with pitched roofs. The rear façade incorporates some fairly large areas of glazing, allowing access out onto the private amenity space of the terrace and balcony.

This part of the Conservation Area is largely dominated by the RAF Yacht Club and the Port Hamble Marina development.

Assessment of Significance

The Conservation Area Appraisal doesn't really specifically describe the area around the site itself. It is clearly read in conjunction with the wider marina development and the associated Pontoons when seen from the water.

There are several important views of the river from higher ground highlighted in the Conservation Area Appraisal, one of which is between properties on Satchell Lane, looking over the yard of the RAF Yacht Club with Marina Drive on the left hand side.

Marina Drive itself is not of any historic importance and does not have any buildings of great Architectural quality or importance. Any significance attached to the buildings here is predominantly of providing a neutral impact on views in and out of the Conservation Area.

Proposals & Impact

The proposals are only minor in nature and do not significantly alter the character or appearance of the existing property.

The property will continue to remain a neutral feature in the Conservation Area and not have any harmful affect on the character and appearance of the area.

Conclusion

The proposals do not cause any harm or detriment to the significance or character of the Conservation Area.



Summary

Access

Access to the property from Marina Drive is unaltered.

Vehicle parking

The proposals do not result in any net gain of bedrooms or loss of car parking spaces.

Biodiversity

There are no works proposed that would affect protected species or important biodiversity in the area.

Trees

There are no trees affected by the proposals.

Refuse & Recycling

Arrangements for storage and collection of refuse are unaltered by the proposals.

Drainage

The new extension will discharge rainwater into the existing below ground system serving the house currently.

Design

The proposals are minor in nature and do not cause any harm to the character and appearance of the area or the Conservation Area.

