

Planning Statement

Glendower, Fovant



Existing View of the front of the house

1. Introduction

Project address: Glendower, Dinton Road, Fovant, SP3 5JW

The applicants wish to make better use of the first floor of their chalet bungalow. It currently has a small and awkward first floor bedroom with a dormer facing the front of the property. The intention is to increase the pitch of the roof and bring it out to gables front and back. The eaves height will remain the same but the ridge will be increased.

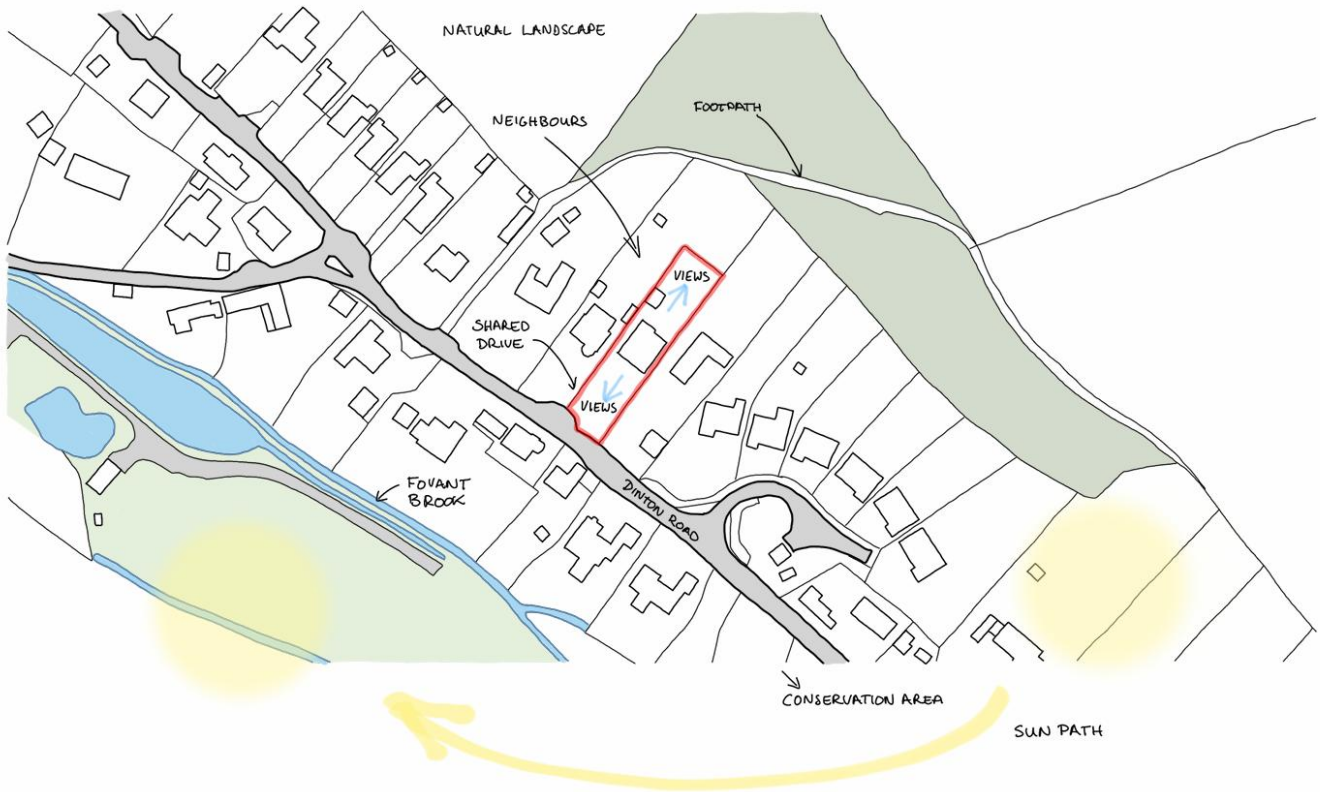
2. Context & Site Analysis

The property lies within the village of Fovant in the Cranbourne Chase Natural Landscape. It has bungalows on both sides but many of these have first floor conversions with large dormer windows. There are two story properties across the road and just along on the same side. There are a range of building types and forms within Fovant and within the immediate vicinity. There is no clear style or character to this part of the village. Some buildings are hipped, others have gables facing the road, while others still have gables running from side to side and eaves facing the road.

The house sits centrally within its plot which slopes down towards the road. It currently has a hipped roof with a small dormer at first floor level. Parking is to the front of the property at the top of a drive shared with the neighbour. The house to the West also has a hipped roof while the one to the East has a gable fronting the road. The house is some 25m from the road in an elevated position. The neighbour's garden wraps around the back end of the property and beyond this lies a public right of way through a wooded area.

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Site Analysis

3. Design Principles & Concepts

- **Use:**

The property is a dwelling house within a village that is almost exclusively residential.

- **Scale:**

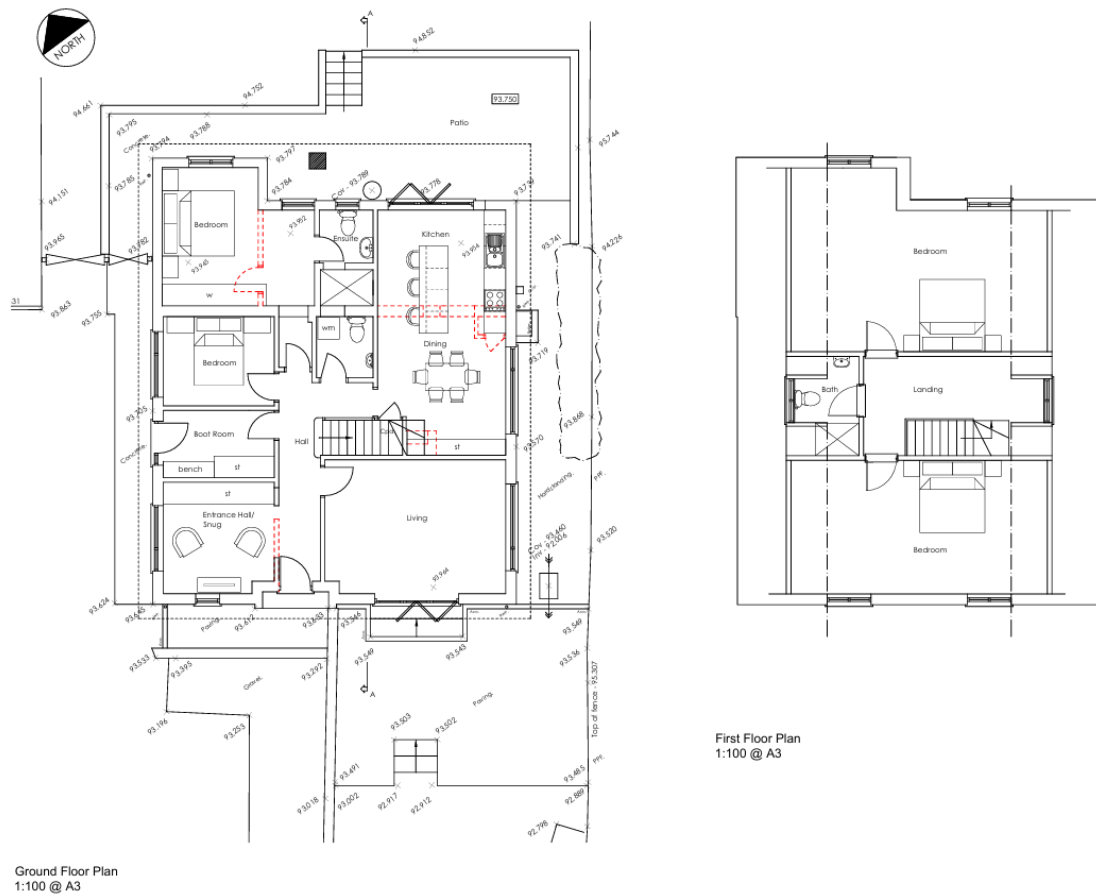
The house is currently one of the smaller properties on the street with a slightly smaller plot than its neighbours to either side. The proposal would retain the same footprint and eaves height. The ridge height would be increased and the roof being brought out into gables would increase the overall mass of the building. However, this would not be very noticeable from the road as the house is well set back in the plot and behind a raised hedge.

- **Layout:**

The intention is to change the internal layout to give a larger, more welcoming hall space to the front and a secondary access to the side with access to a new boot room. The stairs would remain where they are but be reorientated to accommodate the new first floor. A small dormer on either side would offer light to a new bathroom and the landing space but not cause any overlooking of the neighbouring property, instead looking over their roofs.

- **Sustainability:**

The property already benefits from a limited number of PV panels. The new roof would offer the opportunity for many more panels to be installed in due course. The new roof will be highly insulated making for a more efficient building over all.



Final floor plans (NTS)

- **Appearance:**

The house already has some more modern features including a round window to the front, a square recessed porch and anthracite glazing. The intention is to create a more modern looking property that still sits comfortably within its surroundings. The brick ground floor will be retained and the new gable end shall have vertical timber cladding. The concrete tiles will be replaced with natural slate. The angled first floor windows to the front and rear also give a more contemporary feel.



An earlier design had an ultra-contemporary look. However, the existing bricks are to be retained to soften the appearance.

- **Landscaping:**

The landscaping will largely remain the same but a new patio will be created to the rear to allow for outdoor eating close to the kitchen. New steps up from this patio will join the higher-level garden area.

4. Access

The access to both the property and the house remain the same, albeit with an additional door into the side of the house. However, due to the sloping nature of the property this access is likely to require a step.

5. Ecology

Please see the ecology report submitted with this application

6. Relevant Local Planning Approvals

I7/01835/FUL - Raise the roof for the insertion of a first floor to the dwelling with the insertion of windows on the front and rear elevations – Approved with conditions

S/2007/2567 - Erection of two storey dwelling including rooflights and chimney and associated works – Approved with conditions

PL/2023/09744 - Demolish existing dwelling and erect new 4 bed dwelling – Approved with conditions

7. Design Process

A number of design options were considered in order to provide the applicant with additional rooms at first floor level. These included extending the existing roof to the rear, raising the ridge and bringing out gables to either side, as well as combining these things.



Option 1



Option 2



Option 3



Option 4

While all the options helped to improve the house, it was felt that option 2 did so in the simplest, most efficient way with a pleasing contemporary feel.

8. Summary

This application seeks planning permission for a sympathetic, first floor extension to Glendower, Fovant. It is designed to enhance the existing dwelling without harming the character of the village setting. The design utilises materials (red brick, timber cladding, and grey slate) that are commonly found in the village, ensuring harmonious, high-quality development. The proposal maintains ample amenity space.



Artist impression of the final design for the front of the property