

PLANNING APPLICATION FOR SINGLE STOREY REAR EXTENSION 44 AURIOL DRIVE, BEDHAMPTON, PO9 3LS

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the replacement of an existing rear extension with a new extension going full width of the rear elevation and linking into what was the original garage.
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development, and relate these to policy framework. Design principles will be discussed to demonstrate that the proposed development is in accordance with the standard requirements for residential dwellings.
- 1.3 The extension will provide much needed ancillary space required for modern living and will create a regular aesthetic to the current mishmash of styles and projections.
- 1.4 This application is a resubmission of Approval APP/21/00490 granted on 16th July 2021 which has now expired undeveloped.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site is a two-storey semi-detached property with pitched roof and elevations of facing brick and vertical tile hanging at first floor. To the North the property has been extended with a two-storey side extension with an extended ridge line accommodating a loft conversion to both the original house and the extension.
To the rear the original detached garage has become an undeveloped store with a linking building to the house. A simple conservatory has been added to the rear of the lounge.

- 2.2 The site slopes up from front to rear with the accommodation taking a median level. Front garden block paved for vehicles with some planting borders. The rear garden is laid to lawn with a designated patio area.
- 2.3 The adjoining property is of the same style and design but without the side extension. Surrounding buildings form an area of low density two storey semi-detached properties of similar age, style and design.
- 2.4 The site is not within a Conservation Area and the building is not Listed.
- 2.5 The site is within Flood Zone 1 and is not prone to flooding.
- 2.6 The property gained planning permission on 15th July 2004 (04/69306/00) for the two-storey side extension.
Planning Approval for a rear extension identical to this submission was granted on 16th July 2021 (APP/21/00490) and has now expired.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will be judged against the National Planning Policy Framework alongside Havant Borough Local Plan (Core Strategy) policies
 - CS9 Housing
 - CS16 High Quality Design (supplemented by Borough Design Guide SPD)
 - CS21 Developer Contributions
 - DM8 Protection of Existing Natural Features
 - Parking Standards 2016
- 3.2 The application site is located within a defined urban area and therefore should be considered acceptable in principle subject to development control criteria.
- 3.3 The extension is not visible from the public realm and will regularise the current rear extensions. The overall footprint of the proposal is only 2.4m² larger than the existing which facilitates an infill around existing extension volumes.
- 3.4 Where this proposal seeks to link into the original garage it cannot be classed as permitted development, even though it meets with all other criteria regarding depth and height of proposal. The proposal is to replace the current pitched roof rear extensions of various styles and heights with one uniform aesthetic of a single storey flat roof with perimeter parapet. Additional light will be provided by the installation of glazed roof lanterns.
- 3.5 The proposed aesthetic is to clad the original garage elevations facing the garden with a self-coloured Upvc shiplap cladding (olive green woodgrain textured). This would allow for additional thermal insulation to be provided behind the cladding. The remainder of the extension is new build and will be constructed with the same external finish of Upvc shiplap cladding.
We believe that this should therefore meet the criteria of policy CS16 of the Havant Borough Local Plan.
- 3.6 **Developer Contributions/Community Infrastructure Levy**
We understand that contributions will not be required under the Community Infrastructure Levy as the proposals are less than 100 square metres so are exempt under regulation 42 on minor development exemptions. The relevant CIL forms have been submitted as required.

4.0 PRE-APPLICATION ADVICE

- 4.1 No Pre-application advice has been sought, however an identical submission was approved on 16th July 2021 (APP/21/00490) and has now expired.

We do not believe that HBC planning policies have changed significantly since 2021 for this identical submission not to be approved.

5.0 DESIGN STATEMENT

- 5.1 The proposal is to reconfigure the existing rear extensions and garage into one coherent extension utilising a common aesthetic.
- 5.2 The new extension will be clad in Upvc shiplap cladding.
- 5.3 Flat roof construction to be traditional built up felt or single membrane with proprietary glazed roof lanterns.
- 5.4 The proposed additional floor area is 2.4 m2.
- 5.5 The height of the extension will be regularised at no more than 3m above ground level with a parapet no more than 4m above ground level (meeting with PD requirements)
- 5.6 Windows and door modules will chosen to either meet the colour of the cladding or in white Upvc.

6.0 ACCESS STATEMENT

- 6.1 Main access into the house will remain and is unaffected by these proposals. Access into the rear garden and original garage is to be increased by levelling of floor levels and the creation of more circulation space.

7.0 ECOLOGICAL AND ABORICULTURAL STATEMENT

- 7.1 Referring to the Delegated Report for the APP/21/00490 approval it was stated:
The property is adjacent a SINC within the fields off Havant Road. Due to the nature of the proposed works it is not considered to have a negative impact upon the Ecology of the area.
The County Ecologist was also consulted on the application and raised no concerns on ecological grounds.

8.0 HERITAGE STATEMENT

- 8.1 Our opinion is that the dwellinghouse is not significant regarding any heritage assets.

9.0 REFUSE COLLECTION

- 9.1 These proposals will not affect the current refuse provision regime.