

Design Statement (R2)

10 October 2023 (revised 11/11/23)

17 Billett Avenue, Waterlooville, Hants, PO7 7SZ



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

The site is located at the end of Billett Avenue, adjacent the Grove housing development (plots 1 to 4). A modern 5 bedroom detached house with substantial plot.

1. Aerial Photograph



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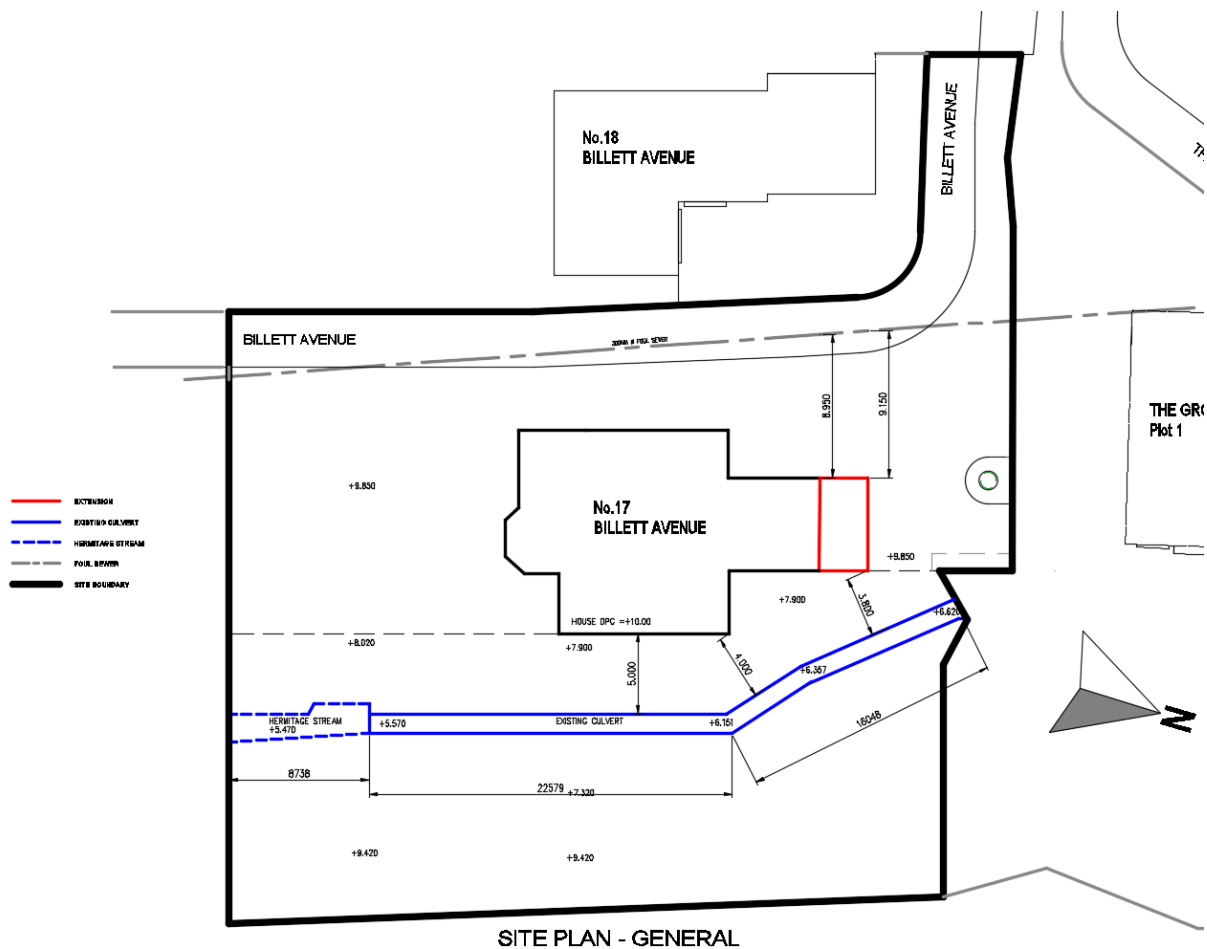
1. This planning statement is in support of the proposed extension/alterations to 17 Billett Avenue.
2. Originally developed in 1996, the site has since had the hermitage stream culvert added. This has covered the majority of the stream and significantly increased the garden ground level. The properties foundations were constructed for the stream and large gradient to it. Because of this a large void is present under the kitchen and utility rooms. The voids are open to external access via an open archway at the rear of the property.



3. This submission includes the following:
 - Application Form
 - Proposed Elevations & Layout
 - Existing Elevations & Layout
 - Landscape Plan
 - Parking Plan
 - General Site Layout
 - Block Plan

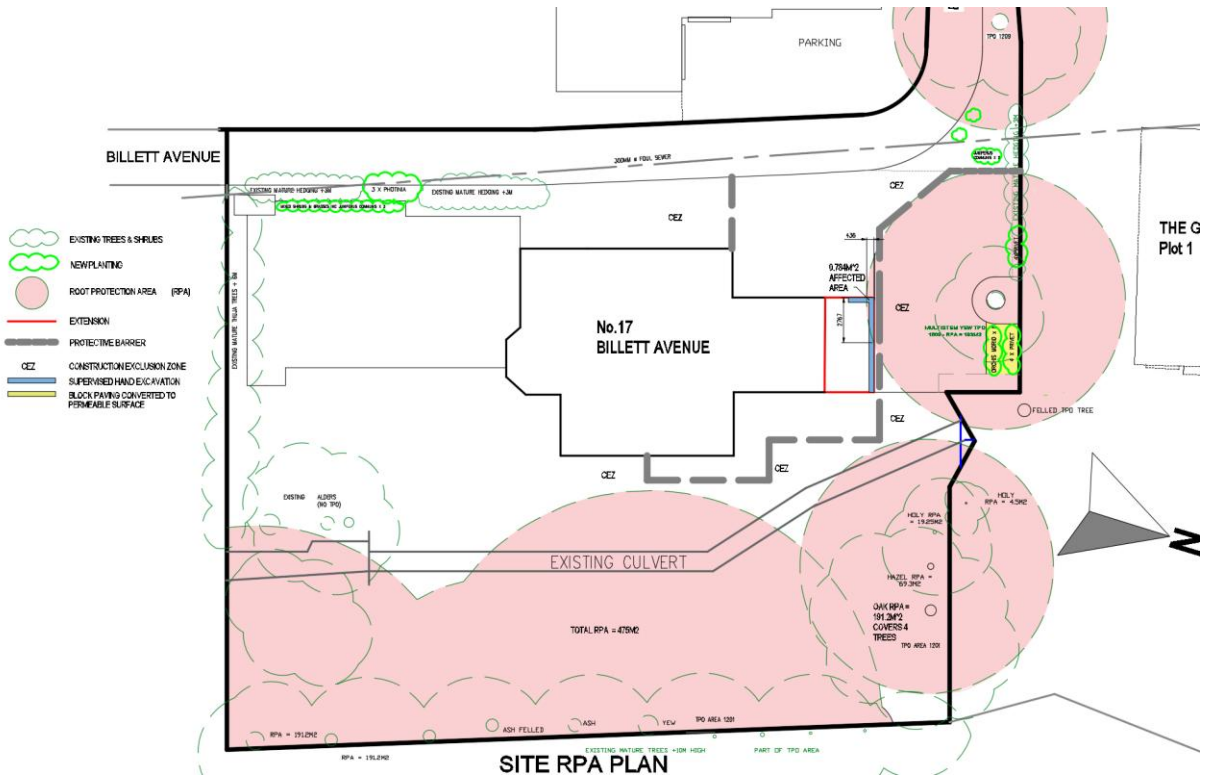
4. Site Context and History

The site is located at the eastern end of Billett Avenue. The site is formed of a broken slope towards the rear property boundary, where there is a large sudden gradient increase to the properties on Roundway. The site includes several trees with Tree Preservation Orders on and a Tree Preservation Area at the rear of the property and partly along the boundary to the Grove Development to the north. The Hermitage stream crosses the site at the rear of the property; the majority of which has previously been culverted, with approximately 22% remaining uncovered.



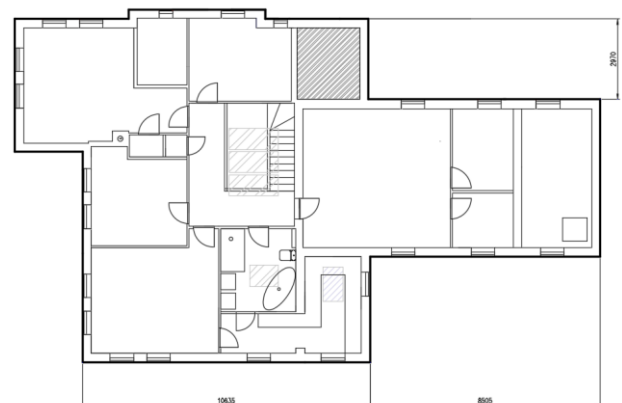
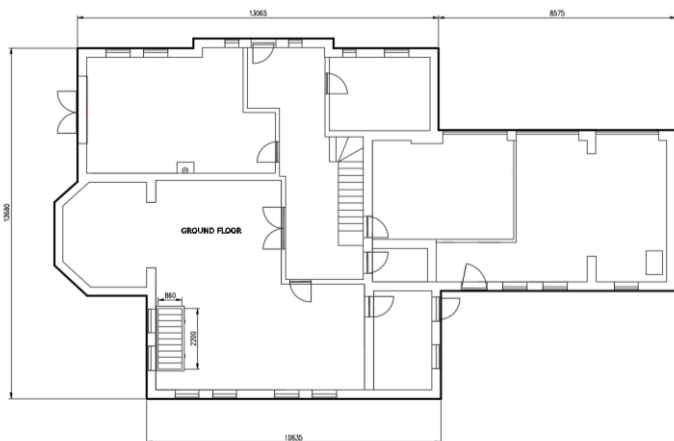
The site has a large Oak, multiple Yew trees and two Ash trees covered by the TPO Area 1201. Both Ash trees have dieback; one has been felled due to significant loss of trunk area, while the second has been pollarded. TPO 1601 is for a multi-stem Yew located at the front side of the property. The trees RPA is mostly covered by driveway on the Billett Avenue side, with potential additional driveway planned to the Grove development side. A large spoil of site waste has been stored on the RPA (grove development side) and has likely caused soil compaction. This compaction and only small permeable surface at the trunk may lead to stress in summer months.

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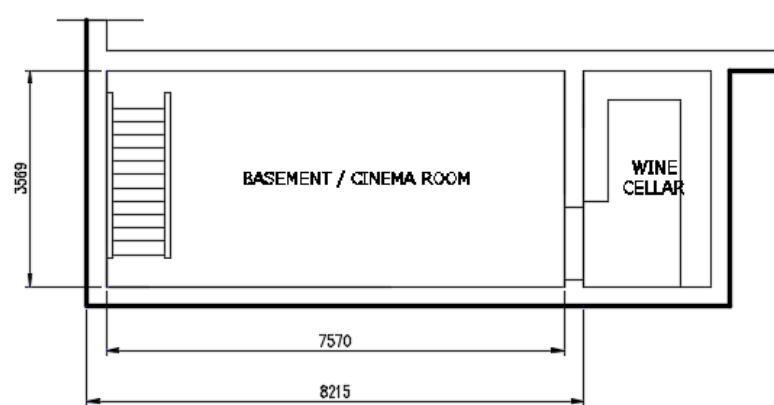
5. Proposal

The application seeks a small increase in ground footprint for additional garage space, approximate 9% increase. Repurpose of an existing cavity under the property to create a basement space. Second floor extension added to the utility room. In addition to the above, some minor amendments to the internals to provide greater light to the centre of the property.



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The modifications proposed have minimal external changes and maintain the properties existing style, by using the same materials of construction. The increase in footprint has minimal effect in plot utilisation and in contrast to adjacent properties the buildings footprint to plot ratio is low.

The applicant will be employing a contractor to complete the works.

Construction on the site will be managed to prevent stress to the existing habitat/trees and culvert. Barriers will be used to prevent access to sensitive areas of the site. Hand excavation will be used in key areas where space is limited or where a more delicate method is required to prevent damage to roots within an RPA. Slight ingress within an RPA is only expected in one location (TPO 1609), where the total incursion is less than 0.4% of the total RPA. The site construction will be managed in stages, the basement conversion will be part completed to ensure the access route for spoil removal is remained. Then the garage construction can begin.

While legislation on biodiversity is yet to fully come into practice, where possible several species on decline in Havant area have been included in the planting scheme. In addition to this, broken hedge rows will be planted with native species to provide covered access routes for the local wildlife. This is particularly important with the conversion of the land adjacent to the site.

The property has extensive parking via a large block paved driveway. The addition of a single garage reduces this area from 119m² to 101.5m². However a further small reduction is planned to provide a permeable area for the adjacent multi-stem Yew. This would provide a parking area of 95m² in total. This provides SPD compliant parking numbers and the ability to enter and leave the site in a forward gear.

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No adverse environmental impact – The site offers the opportunity for an increase in ecologically diverse garden. Timber and masonry products can be sourced locally, with materials being reused where possible. Examples of this are the reuse of Velux window and reuse of flat roof timber.

No adverse impact upon the living conditions – with neighbours located in line or further back with the proposed additions, there would be no adverse impact upon living conditions in terms of loss of privacy or daylight.

Conclusion

The proposal is considered to provide a small external addition with no impact to neighbours. The design and aesthetics are in keeping with the existing property. Impact of construction are managed to prevent impact to the sites potential wildlife. Additional planting and bird boxes are proposed to create a positive increase in biodiversity.

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