

Planning Statement
Alterations and Additions
8 Queens Road, Waterlooville, PO7 7SB

1.0 Generally

- 1.1 This statement is in support of a planning application for alterations and additions to 8, Queens Road, Waterlooville, PO7 7SB
- 1.2 No other use is intended or accepted.
- 1.3 Copyright remains with CAAD Ltd.

2.0 Background

- 1.1 The existing house is a chalet bungalow on a private drive shared with two other houses.
- 1.2 The site extends to 0.07 Ha.
- 1.3 The site slopes gently to the south. Under conditions of heavy rainfall, surface water run-off will pass across the subject site.
- 1.4 The main entrance to the house is on the east side, close to the east boundary, such that the entrance 'front door' is not visible from the site entrance and not obvious. More so with the garage located on the west side.
- 1.5 The existing house has four bedrooms of which one faces west 'sideways' and the other two of which are only single and restricted by height.
- 1.6 There is no effective office/study for home working.
- 1.7 The house is relatively small compared to those in the immediate vicinity, and as such can be considered to under utilise the site.
- 1.8 A major underground sewer crosses the site – from west to east on the north side of the house, before turning south down the east side of the house.

- 1.9 Existing trees on the rear boundary of 221 London Road are close to the east boundary of the site. A specialist report will cover the condition and restraints from the trees.

3.0 Proposals

- 3.1 Prior to preparation of designs the applicant met four times with a member of the Planning Department to establish their requirements and the feasibility of extending the house.
- 3.2 The applicant also consulted with all seven of the adjoining neighbours, to explain his intentions. No objections or adverse comments were received.
- 3.3 A requirement of the Planning Department was that the appearance of the house from the street (South Elevation) should remain as existing. This has been retained in the proposals. As 3.7 below the alterations will make a minimal visual impact on the neighbourhood.
- 3.4 The proposal is to extend the ground floor of the house to the north and east.
- 3.5 Extending to the east will create a south facing entrance, visible from the entrance to the site.
- 3.6 Dormer additions and additional first floor windows will improve the bedroom accommodation.
- 3.7 The additional ground floor accommodation will not create any new overlooking views.
- 3.8 The increased ground floor enables the existing kitchen to be resited, and a new dining area to be created. Thus freeing up the existing kitchen and dining areas for a home study and office.
- 3.9 New boundary walls are proposed on the east boundary for additional privacy and security.
- 3.10 No 223 London Road, a children's day nursery (Formerly a surgery) will share the site boundary with the proposals such that part of the new wall will be seen from the nursery. (The nursery west boundary). The applicant is happy to discuss decorative features to the wall face to enhance the appearance and utility of the wall, to the benefit of the nursery. Preliminary discussions with the nursery management have been positive in this regard.
- 3.11 The proposed new entrance on the east side of the house will be above the main sewer as 1.8m above. Discussions with Southern Water have indicated the building over the sewer is acceptable in principle. Preliminary design studies have shown that a system of pad foundations can support the extended floors to span over the sewer, and to mitigate damage to the tree roots as 1.9 above.

CAAD Ltd.

Ref: 21102/MHC

Issue #1 21st February 2023

Issue #2 23rd February 2023