

PLANNING STATEMENT

FOR PROPOSED

CONVERSION OF

EXISTING GARAGE INTO A

HABITABLE ANNEX AND

PROPOSED SINGLE STOREY REAR

EXTENSIONS

AT

53 ST THOMAS AVE,

HAYLING ISLAND, HANTS

FOR

MR AND MRS PEARCE

This Planning Statement is to accompany the attached planning application for the proposed conversion of exiting garage into a habitable annex, and proposed single storey rear extensions at 53 St Thomas Avenue, Hayling Island, Hants. The Planning Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing dwelling is a rendered detached dwelling fronting St Thomas Avenue, Hayling Island with tiled roof to main building and tiled and sheeted roof to the existing garage. The dwelling is a two storey building with a single store attached garage to the side and conservatory to the rear.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Demolition of existing conservatory
- b) Conversion of existing garage into habitable accommodation
- c) Erection of new single storey rear extension. One under a new partly pitched and flat roof and the other under the new cat slide roof over the existing garage.

LAYOUT (paragraphs 84 – 87)

The layout of the main dwelling will not be adversely changed by the works.

The existing garage will be converted into habitable accommodation to form part of the new annex within the existing dwelling footprint.

The existing conservatory to the rear of the bungalow will be demolished to make way for the full width 4.0m deep rear extension. A smaller side extension will be built off the side of the existing rear entrance door to form a new utility and WC area.

SCALE (paragraphs 88 – 90)

The footprint of the existing property will not be affected by the proposals. The garage to be converted is part of the existing footprint. The rear extension is to be 4.0m deep by 9.45m wide across the rear of the existing dwelling. The smaller side extension has a footprint of 2.0m x 3.8m

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain largely unaffected by the proposals with the exception of the minor loss of garden area to the rear of the existing conservatory as most of the areas to be developed on are either existing structure or hard landscaped areas.

APPEARANCE (paragraphs 94 – 96)

The existing two storey property is of brick construction with rendered finish under a tiled roof with the single storey garage being of brick construction with rendered finish under a part tiled and part asbestos sheeted roof.

The proposed single storey rear extension is to be of traditional construction and rendered to match the existing dwelling. The roof of the main rear extension will have a part pitched and tiled roof with a flat roof over. The converted garage and rear utility will have the existing pitch tiled roof remain as is and a new “cat slide” roof to the rear covered in either GRP or Rubber bond.