

PLANNING APPLICATION FOR SINGLE STOREY FRONT EXTENSION 29 CURLEW GARDENS, WATERLOOVILLE, PO8 9UD

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 extension of the original front porch to the property to create a larger porch and utility room.
- 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.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site is a modern two storey semi-detached property with a shallow pitched roof and elevations of beige brick, render and vertical tile hanging at first floor. To the front and rear are modest single-storey flat roof elements which were constructed as part of the original dwellings.
- 2.2 The site is level and the front garden is laid to lawn, enclosed by 1 metre high fencing to all boundaries. The property is fronted by a public footpath and amenity land with pedestrianised access only.
- 2.3 The adjoining property of the same style and design. Surrounding buildings form an area of medium density two storey semi-detached and terraced properties of similar age, style and design within the Wecock Farm estate.
- 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 22nd May 2015 for a similar, though smaller front extension. This permission has now lapsed.

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 proposed extension will be visible from the public realm and will be more prominent than the original front porch but not unduly so, the proposal will project an additional 1m further forward than the original porch but is the same width as that which gained approval in 2015 APP/15/00327.
- 3.4 The design and appearance of the proposal matches that of the original porch in both materials and finishes as such should be classed as appropriate in context to the main building and should therefore meet the criteria of policy CS16 of the Havant Borough Local Plan.
- 3.5 The neighbouring window adjacent to the proposed extension is approximately 2100mm wide and set approximately 1100mm away from the notional boundary. The proposed extension does cut across the 45 degree angle test line taken from the centre of this window and will create an impact, however we believe that this will not cause a noticeable reduction in light due to orientation and shadow cast from the main dwellings.
- 3.6 The proposal does include a side widow (east-facing) which overlooks the clients own garden and the public areas beyond.
- 3.7 **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 The applicant was granted planning approval for a similar, though smaller, single storey front extension on 22nd May 2015. APP/15/00327. The comments and informatives from that application have been taken into consideration.

5.0 DESIGN STATEMENT

- 5.1 The proposal is to extend the current original porch to create a larger entrance porch and provide much needed ancillary accommodation by creating a utility room.
- 5.2 The new extension is likely to be an insulated timber-frame construction in keeping with the modular construction of the main house and porch and finished in render also to match.
- 5.3 Flat roof construction to be traditional built up felt or single membrane detailed to match existing.

- 5.4 The current front door and side window modules will be re-used in the new proposals. New windows will be in white Upvc frames with double glazed units and set out in a style that matches those of the main house.

6.0 ACCESS STATEMENT

- 6.1 As the proposals are to extend the current porch and will utilise the existing door module then access to and from the building will not be materially affected.

7.0 REFUSE COLLECTION

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