

PLANNING STATEMENT

FOR

PROPOSED

SINGLE STOREY SIDE AND

REAR EXTENSION

AT

51 WEST LANE,

HAYLING ISLAND,

HANTS

FOR

MRS S DAVEY

This Planning Statement is to accompany the attached planning application for the proposed single storey rear and side extension at 51 West Lane, 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 property is a brick built and rendered bungalow with tiled roof fronting West Lane, Hayling Island. The property comprises a kitchen, living room, 2 bedrooms, bathroom and conservatory with a detached concrete panel and asbestos roofed garage. The property is accessed from the driveway off West Lane.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Erection of new single storey side and rear extension following demolition of existing conservatory and detached garage.
- b) New dropped kerb access and new parking area to rear of property.

This extension and alteration will provide additional accommodation in the form of an enlarged kitchen / living room, conversion of existing kitchen to a new utility room. The new extension will provide a relocated bedroom and also the new living area for the proposed annex. The internal layout will be amended as shown on drawing 05C.

The single storey extension will finish 0.3m from the southern boundary of the property to allow for the foundations to be built solely within the curtilage of the property and so that no fascia's or rain water goods hang over the adopted footpath.

LAYOUT (paragraphs 84 – 87)

The proposed single storey side extension will be of traditional construction with brick below dpc level with render above with brick to match the existing. The roof will be of tiles to match the existing bungalow with two new velux roof lights to the southern elevation to allow light into the new en-suite to the bedroom and annex living room. The rear extension being a flat roof of either GRP or Rubber bond with 2 new roof lights.

All external areas shall be lit with motion detection lighting to comply with the requirements of *Safe Places – the planning system and crime prevention*.

SCALE (paragraphs 88 – 90)

The footprint of the existing property will be largely unaffected by the proposals. The rear wall of the new extension will be on the same alignment as that of the existing conservatory with the northern wall of the extension being set in line with the existing bungalow wall. The new side extension will be 5.4m wide and will finish as stated above 300mm from the plot boundary.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain largely unaffected by the proposals as the areas in which the extension is to be built are either laid to concrete with slabs and where the existing garage sits on the site. The only exception being the new vehicle access and proposed parking area to the rear of the property. This new access path from the proposed parking area will be laid in accordance with Part M of the Building Regulations, with no part of the path laid at a greater gradient than 1 in 15.

APPEARANCE (paragraphs 94 – 96)

The existing two storey property is of brick and rendered construction throughout with concrete tiles to all roofs. The proposed single storey extensions will be built of brick and render to match that of the existing property with the roof being covered with new concrete tiles to match the existing to the property.

ACCESS

The existing property is accessed from the entrance driveway and the proposed annex will be accessed from the same driveway with a level threshold entrance being provided in accordance with Part M of the Building Regulations.

All new doorways within the extension will be in accordance with Part M of the Building regulations.