

PLANNING APPLICATION FOR PROPOSED 2-STOREY SIDE EXTENSION FORMING ANNEX 1 WARNFORD CRESCENT, HAVANT, PO9 4PZ

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 following:
To utilise the same footprint as the current attached garage a single storey rear extension and build up to create a two-storey side extension with rear dormer to form an annex ancillary to the main dwelling.
- 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 and any previous site planning history. Design principles will be described to demonstrate that the proposed development is in accordance with the standard requirements for residential dwellings.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies within the Portsmouth overspill development of Leigh Park. Bought in 1944 the former Leigh Park Estate near Havant is now a densely populated community, the developments around Warnford Crescent are part of the 1951 development for 1500 new houses. The existing dwelling is at the end of a terrace of houses opposite a green open space typical of urban planning in the 1950's. The site benefits from having a wider end plot which has been historically developed to provide an attached garage and single-storey rear extensions

- 2.2 The existing house is typical brick cavity construction repeated throughout the estate for council housing. During the 1980's a change in government policy allowed council tenants to purchase their tenanted houses. This house benefitted with this relaxation and the new owners have altered the building to make it more suitable for modern living.
- 2.3 There is sufficient space on the front garden to provide parking for three cars and additional parking is available in communal parking on the green field opposite.
- 2.2 The existing building is not Listed and is not within a Conservation Area
- 2.8 The site is within Flood Zone 3 however the footprint for the proposals does not increase the current footprint and ground floor remains constant throughout.
- We acknowledge that usually a Flood Risk Assessment would be required as in Flood Zone 3, however due to the above we believe that this is not necessary and have received an email for Bee Crawford (planning officer) on 26th September 2019 advising that the applicant only probably needs to complete the Environmental Agency checklist. This is therefore attached.

3.0 PRE-APPLICATION ADVICE

- 3.1 Pre-application advice has been sought (GEN/19/00358) and that response has been used to amend the original proposal and provide a more acceptable solution.
- 3.2 The submitted proposals now create no greater footprint than the existing single storey extension and attached garage that it replaces. All the proposals are within the curtilage of the dwelling. There was concern over utilising adjacent Highways land to create a bigger extension but that has now been discarded.
- 3.3 There was also concern that the new accommodation appeared self-contained rather than an annex. The new floor plan now clearly shows that there is a heavy reliance on the facilities of the main house and that this will truly be an ancillary annex providing only a separate bedroom, lounge and washing facilities.

4.0 POLICY FRAMEWORK AND JUSTIFICATION

- 4.1 The pre-application advice was considered against the following:
1. The principle of development
 2. The impact on the character and appearance of area
 3. The impact on neighbours' residential amenities
 4. Highway matters
 5. Arboricultural matters
 6. Flood risk
 7. Ecology
 8. Developer contributions/Community Infrastructure Levy
- 4.2 The principle of the development is to provide ancillary accommodation as an annex for a family member to lead a more independent lifestyle. The concerns raised in the pre-application response have all been addressed.
- 4.3 The original proposals increased the size of the dwelling and raised concerns whereas these revised proposals utilise the existing footprint of the original house and previous extensions/garage. These should now be acceptable in mass and impact.
- 4.4 There will be increased views of neighbours' rear gardens due to the elevated aspect of the proposed rear dormer but with a separation of 26 linear metres of rear gardens to those immediately opposite this is well outside any proximity issues. The oblique view into the rear

garden of No.3 Warnford Crescent is more restricted than the current view from first floor rear bedrooms so again should not be an issue.

- 4.5 The front garden area can adequately cater for three cars parking on site as shown on the Block Plan C3327-2 Revision A amply catering for the additional bedroom requirement
- 4.6 As the proposals are not increasing the footprint of the dwelling it has been agreed that a Flood Risk Assessment is not needed even though the proposed works are within Flood Zone 3. The Environmental Agency checklist has been completed as discussed and is attached.
- 4.7 The Pre-Application advice provided on 5th June 2019 stated "From the 30th June 2014, the Council introduced the Solent Recreation Mitigation Strategy (SRMS). However, as the proposal is to be ancillary to the main dwelling, I am of the view it would not be subject to the SRMS contribution in this instance", We therefore understand that there are no ecological concerns.
- 4.8 The appropriate CIL forms have been completed and are attached to this application. The applicant awaits confirmation of any contributions required.

5.0 DESIGN STATEMENT

- 5.1 The proposal forms a two-storey side extension to the property along the run of the terrace and will keep to the existing ridge line. There is a two-storey rear extension element with a pitched roof perpendicular to the main roof and with a lower ridge. To the rear there is a proposed modest dormer housing a bedroom to current agreed space standards.
- 5.2 New windows will match those existing on the dwelling.
- 5.3 All materials incorporated (bricks, roof finishes etc.) will match existing in size, shape and colour.

6.0 ACCESS STATEMENT

- 6.1 The existing front (main) access will not be affected by these proposals
- 6.2 Access to the new areas will be from existing entrance.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 The Pre-Application advice provided on 5th June 2019 stated "From the 30th June 2014, the Council introduced the Solent Recreation Mitigation Strategy (SRMS). However, as the proposal is to be ancillary to the main dwelling, I am of the view it would not be subject to the SRMS contribution in this instance", We therefore understand that there are no ecological concerns.
- 7.2 The proposed works are close to mature oak trees although outside of the main canopy. An Arboricultural Statement has not been included in this application but can be provided if the Council so wish.

8.0 REFUSE COLLECTION

- 8.1 There is no effect on the current refuse collection provision.

9.0 PARKING

- 9.1 The existing garage has been replaced with habitable accommodation in these proposals and therefore one space has been lost. The introduction of an additional bedroom, up to four in total, will require a total of three off-street parking bays.

- 9.2 As can be shown on drawing C3327-2 Revision A three full size parking bays can be accommodated on the front garden area without effecting access to the main entrance.
- 9.3 As the proposals are within Flood Zone 3 these parking bays will be finished with a permeable surface.

CONCLUSIONS

- The proposed extension will provide a much-needed additional space for an extended family and will be utilised by the owner's daughter and partner. All are on the electoral role as living at this address.
- The proposals seek to provide an element of independent living but are still reliant on the main dwelling for cooking/eating and other family socialising.
- These proposals will not have a material effect on the amenity of any neighbours.
- Concerns raised with the Pre-Application advice have been addressed and these proposals now reflect a design in keeping with current policies.