

PLANNING STATEMENT

FOR

PROPOSED

TWO STOREY FRONT

AND SIDE EXTENSION

AT

168 LONDON ROAD,

WATERLOOVILLE,

HANTS

FOR

MR G CLEVERLEY

This Planning Statement is to accompany the attached planning application for the infill front and side extension at 168 London Road, Waterlooville, 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 semi-detached property with tiled roof fronting London Road, Waterlooville. The existing property comprises a two storey semi-detached dwelling comprising lounge, dining room, kitchen and external store and WC at ground floor with three bedrooms and bathroom at first floor level, with planning permission recently approved for a two storey and single storey rear extension.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Erection of new two storey infill front and side extension following demolition of existing single porch

This extension and alteration will provide additional accommodation at ground floor and first floor, and will include the provision of an enclosed front porch and a new en-suite to front bedroom

The two-storey extension will finish 1.0m from the existing boundary fence to enable uninterrupted access to the rear of the property from the existing drive area.

LAYOUT (paragraphs 84 – 87)

The proposed two storey rear extension will be of traditional construction with brick to match the existing. The roof will be of tiles to match the existing with the roof line of the new extension extended in the same line as that of the existing side portion of the house. There will be a new valley within the roof construction.

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 proposed two storey extension will not increase the width of the property or the width but will “square off” the property footprint with the extension set back from the main building line by 300mm.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain unaffected by the extension proposals.

APPEARANCE (paragraphs 94 – 96)

The existing two storey property is of brick construction throughout with concrete tiles to all roofs. The proposed two storey extension will be built of brick 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 front entrance path and driveway. The proposed extension will be accessed from the same access with a level threshold entrance being provided to the new entrance door 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.