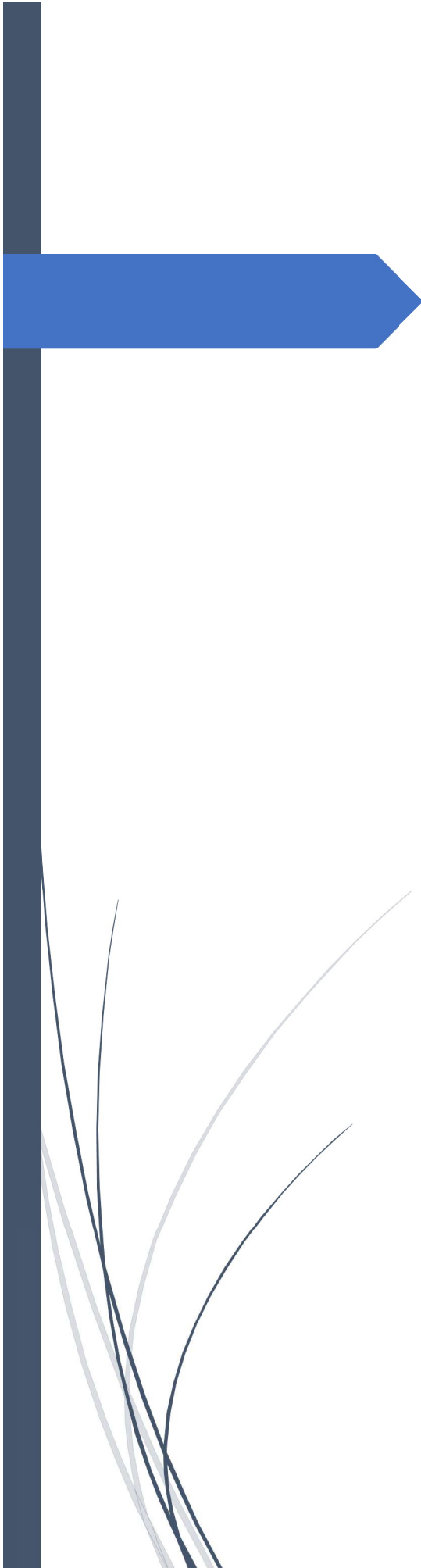




DESIGN AND ACCESS STATEMENT

Single Storey Rear Extension to:

41 Stakes Hill Road

Waterlooville

Hampshire

PO7 7LA

Laurence Willcocks
H&M DESIGNS

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1.0 Introduction

- 1.1 This preliminary design and access statement has been prepared in support of a householder application for planning consent, for the construction of a single storey extension to the rear elevation of 41 Stakes Hill Road, Waterlooville.
- 1.2 The statement should be read in conjunction with the following drawings:
 - 200A Site Plan @ 1:200
 - 200B Site Plan @ 1:1250
 - 201 Existing Plans.
 - 202 Existing Elevations.
 - 203 Proposed Elevations.
 - 204 Proposed Ground Floor Plan.
 - 205 Proposed Roof Plan.

2.0 Site Description

- 2.1 The site is a four bedroomed detached house, located towards the top end of Stakes Hill Road.
- 2.2 The site is not within a Conservation Area.

3.0 Relevant Planning Policies

- 3.1 National Planning Policy Framework (NPPF).
- 3.2 The Havant Borough Local Plan.

4.0 Relevant Planning History

- 4.1 The following application had been submitted for Permitted Development Approval.

Ref: 17480-2 (October 1973).

Decision: Permission Granted.

Proposal: Rooms in roof and the addition of a single storey rear extension.

Ref: 92-57134-00 (April 1992).

Decision: Permission Granted.

Proposal: Single storey side/rear extension – this attached to the rear extension approved under 17480-2.

5.0 Description of Proposed Development.

- 5.1 The proposal involves the construction of a small single storey extension, to the rear of the original property and the side of the rear extension.
- 5.2 The proposed development removes a small conservatory and replaces it with an extension to an existing extension. This will square off the rear room and provide symmetry to the rear elevation.
- 5.3 The external finishes will match the existing, silicon render to the walls, white UPVC windows and matching finish to flat roof.

6.0 Access and Parking

- 6.1 The existing parking arrangements are unaffected by this proposal.
- 6.2 The proposal is for an extension to an existing ground floor extension. The ground floor entrance to the front has level access, with the rear requiring several steps due to the sloping site.

7.0 Ecology and Trees

- 7.1 There are no trees within the vicinity of the development that have Tree Protection Orders (TPO) or require a root protection zone.
- 7.2 There are no bats or nesting birds observed.
- 7.3 No trees or hedges will be lost as a result of the proposed extension.

8.0 Conclusion

- 8.1 The design of the extension is of a high quality and in keeping with the style of the surrounding houses.
- 8.2 There is no ecological impact on the site.
- 8.3 Permitted development rights were applied for (GEN/20/00534), with the following advice given by the Planning Officer:
 - The proposed works exceeds 50% of the original property area, therefore, planning permission is required.
- 8.4 The proposal should be recommended for approval, subject to appropriate conditions.