

PLANNING STATEMENT

FOR

PROPOSED

PARTIAL 2nd FLOOR

AT

4 BEMBRIDGE DRIVE,

HAYLING ISLAND,

HAMPSHIRE

FOR

MR & MRS ADAMS-MADGWICK

This Planning Statement is to accompany the attached planning application for the proposed second floor addition at 4 Bembridge Drive, Hayling Island, Hants.

This planning application is submitted in accordance with Condition 6 of the approved application.

The approved condition wording is set out below for clarification.

Condition 6, *No internal second floor or mezzanine floor shall be constructed within the dwelling house, without the prior approval of the Local Planning Authority.*

Reason: *To protect the amenity of neighbouring residents from potential views from the side roof lights, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property has already gained planning approval under application no. APP/19/01259 for extensions with a first-floor area and vaulted roof as shown on the attached drawings 102, 103, 105 and 106.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:

- a) Installation of new partial second floor within existing approved structure as shown on drawing no 104 and 107 attached to this application.

The remainder of the large vaulted ceiling will remain as shown on the proposed 2nd floor plan.

This internal alteration will provide additional accommodation at a new second floor level and will comprise a master bedroom suite with en-suite accessed from a new internal staircase.

LAYOUT (paragraphs 84 – 87)

The proposed internal alteration will have no impact on the already approved plans under application APP/19/01259, as the new second floor accommodation will benefit from using the already approved roof lights as shown on the plans, elevations, and section.

SCALE (paragraphs 88 – 90)

The footprint and scale of the approved property will remain unaffected by this application, as the application is for internal works only.

The footprint of the proposed internal floor area is 31.50 m²

LANDSCAPING (paragraphs 91-93)

The landscaping of the approved application will be un-affected by these proposals.

APPEARANCE (paragraphs 94 – 96)

The appearance of the approved application will not be affected by this application as all works are internal to the approved dwelling

ACCESS

The existing property is accessed from the entrance driveway and the proposed internal alterations will be accessed from the same entrance.