

Supporting statement

7 Spinney Close

Single storey extension to front and side elevation.

1. Background

This supporting planning statement forms part of the planning application for a proposed extension to the front and side (east elevation) of 7 Spinney Close, Waterloooville, PO8 8QU.

A planning application is required as the proposed development does not qualify under either Class A or Class D of Schedule 2, Part 1 of the General Permitted Development Rights Order 2015 (as amended).

The planning application comprises the following documents as per the national requirements:

- Site location Plan
- Block Plan
- Existing Elevations (Dwg ref: E101);
- Proposed Elevations (Dwg ref: E102);
- Existing and Proposed Floorplans (Dwg ref: F102)

2. Proposal

The proposed development comprises the demolition of the existing porch to the front of the property, followed by the construction of a new porch to the south elevation with a pitched roof – as opposed to the existing flat roof – which wraps round the front of the building to the east elevation to form a modest one-storey side extension.

The proposed development is similar to that of 19 Spinney close – albeit of a much smaller scale – which was granted planning consent in May 2002 (02/67376/000).

The materials to be used will match the existing host building. This being the existing brick work on the piers either side of the front elevation and along the wall of the existing east elevation. The external material used for the proposed roof will comprise roof tiles, or something similar such as a modern SupaLite tiled roof system. Nonetheless the colour and texture of the proposed external materials will match the existing host building.

A window comprising obscured glazing will be inserted on the eastern elevation of the proposed extension.

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The existing porch comprises a footprint area of 2.93sqm with a height of 2.2m. The proposed extension, which also replaces the existing porch, comprises a footprint area of 9.0sqm with a height of 3.0m.

3. Planning Policy Review

In preparing this planning application, the current development plan and the relevant policies to which planning decisions should be made in accordance with were reviewed.

The relevant development plan comprises the Havant Borough Core Strategy (2011) and the Havant Borough Local Plan (Allocations) (2014).

The policies within these documents, which are considered relevant and have helped inform the proposed design are:

Policy CS16 – High Quality Design

Policy CS17 – Concentration and Distribution of Development within the Urban Areas

Policy AL1 – Presumption in Favour of Sustainable Development; and

Policy AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

The Design Guide SPD (2011) was also reviewed and considered helpful in informing the proposed design and external appearance.

4. Planning Considerations

Principle of Development

The property subject to this planning application lies within the defined urban area. The development is considered acceptable in planning terms subject to development management criteria.

Appropriateness of design and impact on the character of the area

The proposed development is considered suitable in terms of its massing and respects both the existing building lines and plot width.

Due to the modest size of the extension, and careful attention to existing materials and surrounding building typology, as the proposed development does not extend further away from the front of the host dwelling any more than the existing porch, it is not considered that the proposal would have any adverse impact on the character of the streetscene, despite being visible from the highway.

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In accordance with the Design SPD, the roof pitch angle is designed to match that of the existing host dwelling.

Effect on neighbouring properties

The adjacent neighbouring property to the proposed extension is 8 Spinney Close. Although the proposed development will extend away from the host dwelling towards this neighbouring property, the separation distance between the boundary of 8 Spinney Close and the development will be 1m. However, it should also be noted that this distance of separation is to the neighbouring boundary only. Beyond this 1m separation distance, there is a further 3.45m of separation between the two dwellings themselves.

In respect of the immediate neighbouring property, obscured glazing will also be installed on the east elevation of the proposed extension. This is to address overbearing considerations. It should also be noted that there are no windows on the western elevation of number 8 Spinney close which also removes the issue relating to the feeling of being overlooked.

5. Summary

The relevant policies within the development plan and supplementary planning guidance have been duly considered in designing the proposed extension. The proposal is considered to conform to the development plan policies and there are no known material considerations to indicate otherwise.