

PLANNING STATEMENT

FOR

PROPOSED

EXTENSIONS AND

ALTERATIONS

AT

4 BEMBRIDGE DRIVE,

HAYLING ISLAND,

HAMPSHIRE

FOR

MR AND MRS ADAMS-MADGWICK

This Planning Statement is to accompany the attached planning application for the extensions and alterations of 4 Bembridge Drive, Hayling Island, Hants.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property is a brick and rendered property with tiled roof fronting Bembridge Drive which is a private road development. The existing bungalow comprises lounge, dining room, kitchen, and two bedrooms with two detached concrete framed and panelled garages.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Removal of existing bungalow roof
- b) Demolition of existing garages
- c) Erection of new first floor extensions over the original bungalow footprint
- d) Erection of new front extension at ground floor and first floor levels
- e) Erection of new double garage within front garden area
- f) Remodelling of existing entrances as stated in parking statement.

This extension and alteration will provide additional accommodation at ground first floors and will include the provision of an additional bedrooms at ground floor level, new kitchen and living areas at first floor level.

LAYOUT (paragraphs 84 – 87)

The proposed extensions over the existing dwelling footprint will be of traditional construction with new rendered finish. The roof will be of new or imitation slates.

The new front extension and existing dwelling are to be formed from rendered blockwork to all elevations with dark finish timber cladding to front elevation with new roof covering as above.

The bungalow currently sits approx 900mm above ground level which is well above the projected 1:100 year flood event. The existing bungalow floor level will remain as existing so will be above project flood levels. The garage will be set at ground level so will be the only element of the build which would be subject to flooding. There will be no connection between the garage and the habitable portion of the property.

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 footprint of the existing property will remain unaltered with the existing garages being demolished with their respective footprints being combined into the new double garage footprint. The front garden area will then be remodelled and laid to borders with block paved drive areas.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will be unaffected to the sea front elevation with the front entrance from the driveway being reconfigured to suit the new extension. All new access paths will be laid in accordance with Part M of the Building Regulations, with no part of the path laid at a greater gradient than 1 in 15.

APPEARANCE (paragraphs 94 – 96)

The existing property is of brick construction throughout with rendered walls with concrete tiles to all roofs.

The proposed main extension over the existing bungalow footprint will be built of brick up to dpc level to match that of the existing property with all walls above dpc being rendered with the roof being covered with new concrete tiles or imitation slates.

The rear of the elevation of the extension will have glazing to both first and second floor levels with subject to discussion with the planners some of the glazing may be frosted glass to prevent overlooking issues. The rear elevation will be provided with a full width balcony at first floor level and a smaller balcony at second floor level. The balcony will be constructed from powder coated steel square hollow sections to both vertical and horizontal elements with the balustrade being of engineered glass and the floors of the balcony being laid with timbers.

The new front extension forming the garage with the rooms over will be built from brickwork at ground floor level with the first and second floor levels being covered with dark timber or pvc cladding to replicate the appearance of a boat house style construction.

ACCESS

The existing property is accessed from the entrance driveway and the proposed extension will be accessed from the same driveway with a level threshold entrance being provided to the rear entrance of the property with a stepped approach to the main front entrance all 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.

The re-routed path to the rear of the property will be laid out in accordance with Part M of the Building Regulations and the DDA.