

PLANNING STATEMENT

FOR

PROPOSED

EXTENSION AND ALTERATIONS

AT

1 COPSE CLOSE,

WIDLEY,

WATERLOOVILLE

HANTS

FOR

MR AND MRS C TINGLEY

This Planning Statement is to accompany the attached planning application for the proposed extension and internal alteration at 1 Copse Close, Widley, 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 property with tiled roof within a cul-de-sac development. The property comprises a two storey dwelling with a single storey detached garage to the side of the property. The dwelling comprising lounge, kitchen / dining room at ground floor with three bedrooms and bathroom at first floor level.

There are 6 properties in Copse Close and all bar No 1 Copse Close have had various large extensions attached to them.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Demolition of existing single storey garage
- b) Proposed two storey side extension.

This extension and alteration will provide additional accommodation at ground floor and first floor levels and will include the provision of a replacement garage / workshop and new dining area at ground floor level and an additional bedroom with en-suite and a new study at first floor level. The plan shows two new bedrooms, however it should be noted that one of the existing bedrooms will be converted into a home office /study.

The two storey extension will finish flush with the existing boundary. It should be noted that all works are to be carried out on the extension within the curtilage of the property and therefore no Notice is due to be served on the adjoining land owner. All foundations are to be piled with ring beams at ground floor level.

LAYOUT (paragraphs 84 – 87)

The proposed two storey side extension will be of traditional construction with brick to match the existing. The tile hanging at first floor level on the existing property will be replicated on the extension as shown. The roof will be of tiles to match the existing with the ridge line of the new extension being set approx 200mm lower than that of the existing ridge line.

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 two storey property will remain unaltered with the existing single storey garage being demolished to make way for the proposed extension.. The proposed single storey extension will increase the width of the property by 3.60m at the front and by a maximum of 5.0m at the rear of the dwelling with a small set back in the footprint as shown on the drawings. The depth of the property which will remain unaltered.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain largely unaffected with the only exception being the remodelled driveway as shown on drawing 190302 / 08.

APPEARANCE (paragraphs 94 – 96)

The existing two storey property is of brick construction throughout with concrete tile-hanging to the front elevation with concrete tiles to the main dwelling roof. The proposed two storey extension will be built of brick to match that of the existing property with tile-hanging to the front elevation to match the main dwelling with the roof being covered with new concrete tiles to match the existing to the property. The new mono pitched front porch roof will be of concrete tile to match the main roofs.

ACCESS

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

All new doorways within the extension will be in accordance with Part M of the Building regulations.