

**PLANNING STATEMENT FOR
PROPOSED
EXTENSIONS, NEW DOUBLE
GARAGE AND ALTERATIONS
AT
44 WHEATLANDS AVENUE,
HAYLING ISLAND,
HANTS
FOR
MR P WALLACE**

This Planning Statement is to accompany the attached planning application for the proposed extensions, internal alteration and new double garage at 44 Wheatlands Avenue, Hayling Island, 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 an existing timber framed and timber clad bungalow which has had the external brick skin added approx. 50 years ago. The roof has had the benefit of having a new tiled roof added within the last year due to the existing roof material being unsuitable and leaking. The bungalow fronts Wheatlands Avenue. The property comprises a single storey dwelling comprising living room, kitchen, utility area, bedroom and bathroom.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Erection of new extensions and internal alterations.
- b) Erection of new double garage.
- c) Construction of new driveway and new highway access.

This extension and alteration will provide the following accommodation living room, kitchen, utility area, 2 bedrooms and a bathroom. The main bedroom will also have the benefit of a dressing room and en-suite bathroom.

The single storey extension will finish 1.0m from the existing boundary fence to enable uninterrupted access to the rear of the property off of the existing drive area.

The new double garage will be located in the rear corner of the garden as shown on the attached layout plan.

LAYOUT (paragraphs 84 – 87)

The proposed single storey side extension will be of traditional construction with brick below the dpc level to match the existing. The entire existing bungalow and the new extensions are to be rendered with K rend colour render.

The garage will be rendered to the same finish. The roof of the extension and garage will be of tiles to match the existing.

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 proposed en-suite bathroom increasing the width of the property by 2.2m towards the boundary and the single storey rear extension being 7.0m deep. A new porch is to be added to the front of the property with a pitched roof as shown.

The new double garage will be 7.0m wide x 6.215m with the garage being located 400m from both the side and rear boundaries.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will be changed by the introduction of the new gravel finish driveway to the side and rear of the property with the new entrance driveway added as shown. Together with the new gravelled driveway and entrance driveway permission is also sought for a new dropped kerb onto Wheatlands Avenue. This new access has been located so as not to affect any existing utility company boxes or service poles. A new access path 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 concrete tiles to the roof. The proposed extensions will be built of brick to match that of the existing property up to dpc level with the walls above dpc level to be of timber framed construction and block outer skin, with tiled roof to match the existing. The external blockwork will be rendered with K render or similar approval and with the colour of the render to be agreed.

ACCESS

The existing property is accessed from the existing entrance and the proposed extension will be accessed from the new driveway with a level threshold entrance being provided with a new ramp as required 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 new path to the rear of the property will be laid out in accordance with Part M of the Building Regulations and the DDA.