

PLANNING STATEMENT

85 & 85a London Road

2 Storey Rear Extension for 2 One Bedroom Units

The proposal is within the mixed residential and commercial area just North of Waterloooville. Currently the building is separated with a florist on the ground floor and residential one bedroom flat on the first floor. The attached building to the North, is used as commercial offices and has a large flat roof 2 storey extension at the rear and car park. The neighbouring property to the South is a Convenience Store, also with car park at the rear.



View of attached property from Summerhill Road



The access down the side off the building is just over 3 metres wide, which will be retained. The existing sheds and single storey rear extension will be removed for the new extension. It is to be built up to the neighbouring property and although a pitch roof will mean the overall height is greater than the neighbouring extension the parapet walls are set lower.





There is a mature broadleaf tree in the rear of the residential property but would be over 15m away from the proposed development.

Landscaping

The parking area and access is to be porous Tarmac with a storage void for surface water that is released slowly into the sub surface with planting along the fence at the rear as shown on plans. Surface water from the roofs will be run to the storage area.