

**PLANNING STATEMENT
2 PORTLAND ROAD, WATERLOOVILLE PO7 7TN**

1. 2 Portland Road is a two storey semi-detached building lying within Waterloooville Town Centre. It has been in Class B1 (a) office use for many years but has been vacant since December 2017. The property has accommodation on two floors and a private drive at the side leading to a tarmacked parking area in what was formerly a back garden. The other half of the semi-detached pair is 4 Portland Road, a private dwelling.
2. This statement accompanies an application for Prior Notification for a proposed larger home extension under Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
3. Portland Road is a short cul-de-sac that serves a mix of developments and uses giving access to residential property at 4 Portland Road and flats at Golden Court and to parking areas to the rear of Hambledon Road premises, rear access to the police station and a pedestrian link through to the Asda supermarket.
4. The surrounding area comprises a variety of uses found in town centres ranging for the nearby Asda supermarket, meeting hall, police station, offices, funeral director, dental practice, estate agents and church in Hambledon Road. Upper floors are in office and residential uses. This part of the town centre is not identified as being a primary or secondary retail frontage.
5. On the basis that the prior approval application is granted then Class O of the GDPO leaves householder permitted development rights in place for dwellings that result under Class O of the GDPO. Class A (g) provides that until 30th May 2019 a semi-detached dwellinghouse not on article 2(3) land nor on a site of special scientific interest can be extended at the by a single storey that does not extend beyond the rear wall of the original dwellinghouse by more than 6 metres and does not exceed 4 metres in height;
6. The proposed single storey extension would extend to 6m out from the principal two storey rear wall of the dwelling and across the full width of the building. It will be used as a kitchen/ family room and replaces a smaller single storey kitchen (and outside wc) that was the kitchen for the original dwelling and more recently was a kitchen for when the

building was in use as offices. The scale and dimensions of the proposed extension fall within the limits set out in Class A of the GPDO. The intention is to construct and complete the extension this year - 2018.

7. There is no planning reason at all why, having granted the concurrent prior approval application for C3 dwelling house use, this application should be turned away.

Ian Ellis
Director
Southern Planning Practice

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