

December 2018

## Planning Statement

Proposed two storey side extension

at

29 Mill Road, Waterlooville, Hampshire, PO7 7AP.



## Introduction

This planning statement is in support of an application for a householder planning application for 29 Mill Road, Waterlooville by iDraw Architecture made on behalf of the applicants who live at the address.

## Assessment

### **The Site**

29 Mill Road is set back from road and enjoys a small private front garden with parking for three cars and amenity storage. The rear garden is a very good size, and the garden also has a generous depth to the side of the property. The side elevation shares a boundary with Mill Hill Primary School and overlooks the car park.

The house is a mid-century brick built with concrete tile roof and tile hanging to the first floor front elevation. It has had a single storey timber extension added, which is poorly insulated, which we are proposing to replace.

The current layout provides for three bedrooms with a single bathroom at first floor level. The timber extension provides a ground floor wc and a utility room.

### **The Proposal – Design and impact**

The alterations proposed to the house will provide for a much improved layout at ground floor which will be fit for the applicants and their growing family, including as it does a playroom. The additional bedroom at first floor will provide the children with a bedroom each and a master bedroom with an ensuite for the applicants.

### **Planning Policy**

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area. By setting back the extension from the existing house and the roof down from the existing ridge, we have adhered to advice given in both local and national planning policies.

### **Evaluation**

The proposed alterations to the property have been designed to meet my client's brief for providing a suitable house for a growing family. There has been several approved applications nearby over the last few years, it is our opinion that the proposals to 29 are similar in scale to these approved applications.

### **Amount**

The habitable floor area to the existing house is approximately 98m<sup>2</sup> over two floors. The additional floor area to the ground floor extension is approximately 8.9 m<sup>2</sup>. The first floor will provide a total of 19.8m<sup>2</sup> in additional usable floor area.

### **Landscaping**

The works will not affect the planting on the site.

## Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area.

## Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

## Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed by Mark Davsion

For and on behalf of iDraw Architecture