

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

**SIDE AND REAR EXTENSION
REMOVAL OF GARAGE AND CONSERVATORY.**

AT

**6 ERNEST CLOSE
EMSWORTH
HAMPSHIRE
PO10 7NW**

April 2018



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1. Introduction

The proposed alterations will provide suitable accommodation for the growing family and replace the conservatory that is too hot in the summer and too cold in the winter, by providing larger bedroom at first floor and a larger kitchen, WC and usable day room at ground floor.

2. Assessment of physical context

The site is a 2 bedroom semi-detached house. It has face brick walls with a tiled pitched roof and a timber conservatory. There is also a detached single garage constructed in face brick and corrugated cement sheet roof. Both the conservatory and garage are to be removed. The property has an enclosed large garden with timber outbuilding to the east.

The site and building is not of listed status nor in a AONB, national park or conservation area.

The site is generally level.

The surrounding area is residential.

There are no significant trees on the site.

The site perimeter consists of 1.8m timber fence to all sides.

There is no record of flooding on the site the house not within a flood risk area.

The existing windows and doors are double glazed white PVCu.

3. Social/economic context and planning context

The development is to the rear and side of the property and is visible from the street scene but set back by approx. 1/3 the depth of the main house and is not as wide as the existing garage that is being removed.

Due to the nature of the work there will be no increase in traffic movements, there is sufficient space to park cars off road.

The proposed elevational treatment is to match the existing finishes with face brick walls to closely match existing and double glazed white PVCu windows and doors to match the existing house.

The rear extension has a partial pitched roof with flat roof centre to minimise mass and a pitched roof to the side extension.

A larger side and similar rear extension has recently been approved at No.13 Ernest Close.

4. Involvement of local interests

There has been discussion with the adjacent owners No.4 have raised no objections No.8 had concerns on the rear extension, we have moved the side wall facing their property away from the boundary and provided a hipped roof to minimize bulk and shading so the roof is not within 45 degree of the center of the patio doors.

5. Amount of development

The new area for the extension is 44.1m² less existing conservatory and garage being removed 22.9, net increase 21.2m².

6. Layout

The layout has been designed to provide a larger bedroom at first floor and a larger kitchen, WC and usable day room at ground floor with access to the garden. Side access is maintained to the rear garden.

7. Sunlight

The new layout will have little detrimental effect to adjacent properties as the main 2 story extension is to the north of the adjacent property which only has windows to non-habitable rooms.

The rear extension replaces a conservatory and has a part flat roof to keep the height and massing to a minimum. As noted above the roof is not within 45 degree of the center of the patio doors.

8. Drainage

The foul drainage discharge will connect to the existing manhole in the drive and discharge to the existing main sewer.

The surface water drainage will be connected into the existing drain that discharges to soakaways on site.

9. Access

All proposed doors will be Part M compliant.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf C McCauley.

Prepared By PJC

April 2018

Extract from EA flood map showing site is within flood zone.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

