

PLANNING STATEMENT

85 & 85a London Road

2 Storey Rear Extension for 2 Two 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.





The only affected residential property is at the rear, this is a house and private garden that is side on and will be over 10m away from the first floor balcony. The balcony is required for amenity space.

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. Surface water from the roofs will be run to the storage area.

The soft landscaping is to be within the ground floor garden and some flowering climbers along the fence on the North Boundary.