

May 2017

## Planning Statement

Proposed two storey extension to side and rear elevation, second storey extension over existing ground floor conservatory.

at

19 Billett Avenue, Waterlooville,  
Hampshire, PO7 7SZ.





## Introduction

This planning statement is in support of an application for a householder planning application for 19 Billett Avenue, Waterlooville by iDraw Architecture made on behalf of the applicants who live at the address.

## Assessment

### **The Site**

19 Billett Avenue is situated at the end of a cul-de-sac on a privately maintained section of the avenue. The plot is large at 2160 sq mtr and has a stream running through the east side of the site with mature landscaping throughout the site. The access on to site is from the private track to hard standing for 2 cars plus a double garage.

The property was constructed in 2001 and has been owned and occupied by the applicants since December of that year. The property is constructed of facing brickwork with a clay roof tile.

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

The alterations proposed to the house will provide for the required additional car parking and storage, as well as providing a dressing room to the master bedroom above. The enlargement of the Family Room was considered necessary to retain the view to the southern garden and will provide a beneficial enlargement to the property.

The construction over the existing conservatory will provide much needed additional room to the north east end of the first floor, facilitating an enlarged bedroom and new bathroom layout, plus additional storage required for a growing family.

The proposals do not introduce any new materials.

### **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 and in conjunction with local policies.

### **Evaluation**

The proposed alterations to the property have been designed to meet our client's brief for providing a suitable house for a growing family.

### **Amount**

The floor area to the existing house is approximately 263m<sup>2</sup> over two floors. The additional floor area including the garage is approximately 73m<sup>2</sup>.

### **Landscaping**

The works will not affect the planting on the site except for a small flower bed to the south of the build line which will be relocated..



Proposed Front Elevation  
(North West)

## 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, except for the addition of a new vehicular gate similar to the existing one, which will be in front of the new proposed garage door, adjacent to the existing gate. This will access the hard standing in front of the garage.

## 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