

July 2017

Planning Statement

Proposed single and double storey extension to rear elevation.

at

18 Gloucester Road, Waterlooville, Hants PO7 7BJ.



Introduction

This planning statement is in support of an application for a householder planning application for 18 Gloucester Road, Waterlooville by iDraw Architecture made on behalf of the applicants who live at the address with their two children.

This revision of the statement should be read in conjunction with drawing numbers 17.223.100 and 17.223.101.

Assessment

The Site

18 Gloucester Road is situated on a quiet residential street. The vehicular access on to site is from the road via a private driveway to the south corner of the site. There is parking for two cars allocated to 18 Gloucester Road which is noted on the Existing Block Plan on Drawing 17.223.100. To access these spaces there is a way leave which runs in front of number 18a.

The property is late 20th century, and is owned and occupied by the applicants. The property is constructed of brickwork with UPVC and timber cladding finish. The roof cover is an interlocking concrete roof tile due to the shallow pitch.

The Proposal – Design and impact

The alterations proposed to the house will provide for an enlarged family room with a kitchen to the rear of the ground floor. In addition to this it is intended to enlarge the existing bathroom at first floor to provide a third reasonable sized bedroom to cater for the growing family.

The youngest child is currently using bedroom three, which is only 5.9 sq mtrs in area as a bedroom.

The minimum standard room size for rental properties was proposed by the government in 2015, and is taken from the Third Edition of The Metric Handbook section 8-3 Table IV. The *minimum* single bedroom size for a house of 4 residents according to these sources is 6.5 sq mtrs with a recommended area of 8 sq mtrs.

The current bedroom 5 at 5.9 sq mtrs actually falls *below this minimum standard, and well below the recommended area*. The fact that applicants are unable to fit a wardrobe into this room backs up this design standard.

The design has been carefully considered to provide the required space at first floor, whilst not taking the two storey element right across the rear of the property and therefore not appear overbearing to the neighbours at number 20. The west elevation of number 18a dominates the west elevation as can be seen on the existing drawings. We have sought to reduce the impact of the two storey aspect by positioning it against this elevation, the gable end provides a distinctive feature of the new rear elevation.

Planning Policy

The proposal has been considered for impact on the neighbouring properties, and the proposals have been discussed with the immediate neighbours at number 20.



Applications for two storey side extensions in Gloucester Road that have been **approved** within the past few years are as follows;

Application Number: 08/73044/000

Date: 24th July 2008

Site Address: 3 Gloucester Road, Waterloooville, PO7 7BJ

Proposal: Proposed part two storey, part single storey side extension.

Evaluation

The proposed alterations to the property have been designed to meet our client's brief for providing a suitable house for a family of four as detailed above. The scale and appearance we believe would sit comfortably within the existing street scene.

Amount

The habitable floor area to the existing house is approximately 95m² over two floors. The additional floor area is approximately 30m².

Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal will be provide a similar banding as do the existing materials.

Accessibility

The access to both the site and property will not be altered from how it exists now.

Summary

We consider the proposals to be in proportion with other approved applications in the street.

Signed by *Mark Davsion*

For and on behalf of iDraw Architecture