

June 2017

Planning Statement

Proposed two storey extension to front elevation.

at

76 Hazleton Way, Cowplain, Waterlooville,
Hampshire, PO8 9DW.



Introduction

This planning statement is in support of an application for a householder planning application for 76 Hazleton Way, Cowplain, by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

76 Hazleton Way is situated on the corner on Hazleton Way and Elderberry Way. The vehicular access on to site is from the road via a private driveway to the north end of the site. There is parking for 2 cars plus a garage.

The property was constructed in 1970's and is owned and occupied by the applicants. The property is constructed of facing brickwork with protruding brick detailing and tile hanging. The roof cover is by a double roman concrete tile.

The Proposal – Design and impact

The alterations proposed to the house will provide for an enlarged kitchen as the current one is too small for a family home. To the first floor, the bathroom has been enlarged and repositioned and the landing now served by the existing bathroom window.

Although the extension is to the front elevation, the line of the build will be retained within the street scene line as can be seen on the location plan.

The design has been carefully considered to retain the style and detailing of the original property, which is reflected throughout this area of Hazleton Way, on this and other similar properties.

The proposals do not introduce any new materials which are not already used on the property. .

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 modern lifestyle.

Amount

The floor area to the existing house is approximately 76m² over two floors. The additional floor area is approximately 10m².

Landscaping

The works will not affect the planting on the site.



Proposed Front Elevation (North West)
Scale 1:100

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.

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