

PLANNING APPLICATION FOR A FIRST FLOOR EXTENSION PROVIDING AN ENSUITE TO MAIN BEDROOM; REMOVAL OF ENCLOSURE TO PORCH; AND ADJUSTMENT TO BAY HEIGHT TO PART OF PREVIOUS EXTENSION AT 28 HIGHFIELD AVENUE WATERLOOVILLE, PO7 7PX

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION 11th April 2024

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for construction of a first floor extension to the master bedroom to provide an ensuite. This will extend out across part of a previously approved single storey side extension.
- 1.2 The application also includes the removal of a chimney and some minor modification to the rear access of the same approved extension. This modification is to the projecting bay, raising the eaves level by approximately 300mm to facilitate taller doors.
- 1.3 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development, and relate these to policy framework.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies within a row of semi-detached houses set within a suburban road in Waterlooville. The road has a wide vista with paved and tree-lined planted margins and large un-walled front gardens. Each house has a drive suitable for parking multiple cars.
- 2.2 The existing house has benefitted from some remodelling and has been extended to the side and rear under previous planning approvals.
- 2.3 The surrounding area is predominantly residential.

- 2.4 The site is not within a Conservation Area and the building is not Listed.
- 2.5 The site is within Flood Zone 1 and is not prone to flooding.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will create an ensuite and dressing room accessed off the principal bedroom.
- 3.2 Considerations to be made against
National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Local Plan (Core Strategy) March 2011 CS16 (High Quality Design)
Havant Borough Local Plan (Allocations) July 2014 AL1 (Presumption in Favour of Sustainable Development)
- 3.3 For the benefit of the application, the planning history of the property has been examined. According to the Havant Borough Council Public Access System, there has only been one planning application associated with this site 03/68374/000 regarding the demolition of the existing garage and construction of a single-storey side extension, approved 5th June 2003.
- 3.4 Using the Public Access System we have found many granted applications for two-storey extensions along Highfield Avenue which should be taken into consideration regarding setting or precedence for approval of this application. All appear to be significantly greater in scale to that contained within these proposals. Below is not an exhaustive list.
 - APP/19/00590, 14 Nov 2019, Proposed front porch and two storey rear extension. 9 Highfield Ave.
 - APP/19/00085, 04 Apr 2019, Two storey rear extension and single storey rear extension. 7 Highfield Ave.
 - APP/13/01242, 05 Feb 2014 Two storey side extension and front extension. 48 Highfield Ave.
 - 05/59965/000, 13 Jun 2005, Two storey extension to the side (southeast) elevation. 20 Highfield Ave.
 - 04/69621/000, 10 Aug 2004, Two storey side extension. 52 Highfield Ave.
 - 04/69359/000, 24 May 2004, Two storey side extension. 44A Highfield Ave.
 - 03/52881/002, 10 Feb 2004, Two storey rear extension. 55 Highfield Ave.
 - 03/61795/002, 24 Sep 2003, Demolition of existing garage and erection of two storey extension to side (north west) elevation. 50 Highfield Ave.

4.0 PRE-APPLICATION ADVICE

- 4.1 At present no pre-application advice has been sought.

Developer Contributions/Community Infrastructure Levy

We understand that contributions will not be required under the Community Infrastructure Levy as the proposals are less than 100 square metres so are exempt under regulation 42 on minor development exemptions.

The previous extension provides an additional footprint of 52.4m² maximum. Unfortunately, we don't have access to floor plans showing the extent of the original garage which was demolished to be able to confirm the exact size.

The proposed extension does not increase the building footprint but does add an additional 11.9m² of gross floor area.

The relevant CIL forms have been submitted as required.

5.0 DESIGN STATEMENT

- 5.1 The proposal is to provide additional first floor space to provide a dressing room and ensuite to the master bedroom. This will be provided within a modest first floor extension over the previously constructed side extension which gained approval under 03/68374/000. The extension will be a continuation of the first-floor front elevation and roof forming a hipped end. Windows will be chosen to match those of the existing house. External walls are to be rendered and painted to match existing.
- 5.2 The new construction will be traditional rendered cavity wall construction with a hipped pitched roof meeting the current eaves level.
- 5.3 A chimney to the rear will be removed all the way to the ground floor to assist with accessibility from the dining room to the lounge area. The decision to remove the whole of the stack is based upon the poor condition of the construction and difficulty in achieving access for ongoing maintenance.
- 5.4 The application also includes for the raising of the roof level to the existing rear facing bay window. The proposal is to replicate the existing roof form and finishes approximately 300mm higher which will allow for the doors below to be replaced with taller units. There is no increase in floor area planned for this work.
- 5.4 Finally the application includes for the removal of the Upvc porch infill around the front door. The client wishes this to revert to the open porch style of the original construction.

6.0 ACCESS STATEMENT

- 6.1 The access to the building is not affected by these proposals, in fact the removal of the entrance porch surround will improve access.

7.0 REFUSE COLLECTION

- 7.1 As the proposals are ancillary to the main building then the existing refuse provision will be acceptable.

8.0 BIODIVERSITY NET GAIN

- 8.1 Applications made by householders as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 are exempt from the mandatory BNG requirements.

CONCLUSIONS

- The proposed development will provide provision for ancillary accommodation to a master bedroom which is a common requirement in market-led residential dwellings.
- The appearance and scale of the proposals would appear sub-ordinate to the main dwelling
- The design, appearance and materials of the proposals match those of the main house.
- There is no loss of privacy by overlooking neighbours' properties
- There is no overbearing impact on neighbouring dwellings
- Adequate parking is retained on site.