

PLANNING STATEMENT V1

FOR

PLANNING APPLICATION

FOR

**HIP TO GABLE AND REAR DORMER, PLUS ENLARGED FRONT DORMER ROOF
EXTENSION. FRONT INFILL TO ENTRANCE RECESS. REPLACEMENT GARAGE**

AT

**80 SOUTHLEIGH ROAD
HAVANT
HAMPSHIRE.
PO9 2QL**

July 2024



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.
E: paul.clarke@pdkconsulting.co.uk
T: 01243 697164. M: 07879 471 666**

1. Introduction

The proposed alterations consist of various items including the demolition of the existing link detached garage with a replacement larger attached garage and utility room, plus the conversion of the existing loft by creating hip to gable extensions at each end of the existing house, plus a larger dormer to the rear and front, plus a single storey extension to the front entrance recess. The roof will have a tiled pitched roof to similar to existing tiled cat slide roof to the dormers and tiled roof with a dummy pitch to the garage and front infill.

The building will be re rendered and have new windows and doors.

It will provide a large open plan family room at ground floor with open access to the rear garden.

2. Assessment of physical context

The site is a 2 storey detached house. It has rendered walls with a pitched tiled roof to the main building and garage. It has off road parking on a concrete drive to the front and an enclosed garden to the rear. The existing windows and doors are double glazed white PVCu.

The site and building is not of listed status or national park or in a conservation area.

The site is generally level.

The surrounding area is residential.

There are trees on and around the site, but none affecting the proposal.

The site perimeter consists of 1.8m timber fencing.

There is no record of flooding on the site and the site is outside flood zone.

3. Social/economic context and planning context

The hip to gable, rear dormer and garage extensions plus re rendering and replacement windows and doors are all allowable under the permitted development for the site.

The partial front infill and enlarged front dormer do require planning approval. All elements are included within the planning application.

The additional space created is 29.5m² to the ground floor 19.5m² to the front door infill and 19.5m² to the garage, plus 27m² to the first floor.

A much larger scheme APP/20/00543 was approved 27th Aug 2020 but was not implemented due to Covid.

The new materials will be chosen to closely match the existing with rendered walls, single ply to the flat roof with pitched tiled main roof and perimeter and PVCu double glazed doors and windows.

The extension and alterations are designed to be sympathetic with the existing and surrounding buildings and have less bulk than the previously approved scheme.

The proposed development will not affect any rights to light of adjacent properties.

4. Drainage

Foul water alterations will be made within the site to existing drains. The surface water drainage will be connected into the existing and new rwps taken to new – existing soak away as required by building control.

5. Arboricultural Implications Appraisal

The proposed new garage is approx. 1.1m nearer to the tree in the adjacent garden. The distance of tree from the property is approx. 3.5m and the ground is currently tarmac surfacing in this area (see photo). Currently none of the works including works to the roof and scaffolding will be likely to interfere with the tree. All landscaping, hedges and trees are to be retained unaltered.



This Planning Statement is submitted in support of an Application for Planning Permission made on behalf T Downer.

Prepared By PJC

July 2024