

HOUSEHOLDER PLANNING APPLICATION FOR A SINGLE STOREY REAR EXTENSION & SIDE EXTENSION REPLACING PART OF GARAGE AND THE PROVISION FOR A FRONT PORCH FACING THE HIGHWAY. 10 DUDLESTON HEATH DRIVE, WATERLOOVILLE, PO8 8AR

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION 22nd December 2022

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of a Householder application to gain approval for a further single storey extension to a current extension, including wrapping around the rear to side elevations and the erection of a porch to the front elevation.
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site is within a row of linked semi-detached dwellings in a residential estate of mixed detached, semi-detached and bungalow dwellings.
- 2.2 The existing building is a two-storey dwelling with loft conversion and rear dormer. It has been extended to the rear with a single-storey flat roof extension to create additional accommodation. The garage has been partially converted to a non-habitable fitness room linked by a lean-to extension.

- 2.3 The original front garden has been hard landscaped with brick pavers to provide three car parking spaces. The rear garden has been terraced and fully landscaped with a mix of paved areas, stone chippings and planting beds.
- 2.4 Recent planning history for the site only shows two applications:
 - 01/66293/000 Dormers to front and rear. Application Withdrawn.
 - 17925/1 Single-storey rear extension granted approval 17th April 1980
- 2.5 The site is not within a Conservation Area. The building is not Listed.
- 2.6 The site is in Flood Zone 1 and not prone to flooding.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 **Principle of Development.** The application site is located within a defined urban area, therefore development is considered appropriate in principle subject to development management criteria.

The entrance porch is within the criteria for permitted development but has been included as part of this application. This should provide acceptance in principle.
- 3.2 **Appropriateness of Design.** The design mirrors that of the existing single-storey extension matching eaves heights and uses matching external materials. Similar single-storey rear extension can be found in many of the adjacent rear gardens.

The entrance porch utilises materials matching that of the main house and is within the critical dimensions required for this to be classed as permitted development.
- 3.3 **Impact on the character of the area/design.** Single-storey rear extensions are commonplace within the surrounding area and is not out of keeping with policy.

Front entrance porches of this size fall within permitted development rights.
- 3.4 **Neighbouring amenity.** As a single-storey rear extension the proposal will have minimal effect on the amenity of neighbour's rear gardens.

The entrance porch will have no impact.

4.0 PRE-APPLICATION ADVICE

- 4.1 Pre-application advice was not sought prior to this application

5.0 DESIGN STATEMENT

- 5.1 The proposals seek to further extend the existing rear single-storey extension out to approximately 7.2m from the back of the original house. This is greater than that allowed under a Prior Approval for a Larger House Extension, and it also incorporates a wrap-around side extension. These proposals therefore require full planning approval.
- 5.2 The increase in the rear extension extends across approximately half of the width of the original dwelling and links through to the original extension.
- 5.3 The current covered lean-to alley from the garage to the rear garden is to be replaced with an further side extension to the current single-storey extension and includes a return up the side of the original house taking in some of the rear to the original garage.
- 5.4 The front porch increases the footprint of the dwellings by 1.9m² externally so is within the 3m² criteria for permitted development. It is also less than 3.0m high from ground level and is not within 2m of any boundary or highway. This therefore can be classed as permitted development

not requiring a planning approval however the applicant has asked for this to be included so that it can be included on the approval.

- 5.5 All materials used will match this of the original dwelling and the previously approved extension.

6.0 ACCESS STATEMENT

- 6.1 The new porch will provide a sheltered access into the existing hallway. It will remain a stepped approach due to site levels.
- 6.2 Internally spaces have been opened up to provide modern open plan living arrangements.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 Not applicable

8.0 REFUSE COLLECTION

- 8.1 Existing refuse collection facilities will be retained.

9.0 HERITAGE STATEMENT – ASSESSMENT OF SIGNIFICANCE

- 9.1 The building is not of any historical significance.