

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

SINGLE STOREY SIDE AND REAR EXTENSION

AT

**17 WASHINGTON ROAD
EMSWORTH
HAMPSHIRE.
PO10 7NN**

October 2022



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1. Introduction

The proposed alterations is a simple single storey pitched roof extension to the rear and side of the property. It will provide a large open plan family room at ground floor with open access to the rear garden and WC and utility to the side.

2. Assessment of physical context

The site is a semi-detached house in a residential area. It has face brick walls to the ground floor and pebble dash render to the first floor with a pitched tiled roof to the main building and rear WC with a glazed conservatory. It has a small front garden and an large enclosed garden to the rear that benefits from a communal side access. 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, a school and commercial.

There are no significant trees on and around the site.

The site perimeter consists of 1.8m timber fencing.

There is no record of flooding on the site but the site is just inside flood zone 2. See separate flood risk assessment.

3. Social/economic context and planning context

The modest single storey extension is to the rear of the building mainly on the footprint of the existing conservatory that is being removed and to the rear half of the side.

The new materials will be chosen to closely match the existing with face brick walls, tiled roof and white PVCu or PPC aluminium double glazed doors and windows.

The extension and alterations are designed to be sympathetic with the existing and surrounding buildings.

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.

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

Prepared By PJC

October 2022