

PLANNING APPLICATION FOR PROPOSED 2-STOREY SIDE EXTENSION 47 WIGAN CRESCENT, HAVANT, PO9 3PN

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the following:
To extend the existing house by construction of a 4m wide full depth two-storey hipped roof side extension.
- 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 any previous site planning history. Design principles will be described to demonstrate that the proposed development is in accordance with the standard requirements for residential dwellings.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies within the post-war expansion of Bedhampton.
The houses within Wigan Crescent are of identical aesthetic and design albeit many have now been extended. The application site is a corner plot and the side extension faces the adopted highway requiring full planning permission.
Elsewhere on the estate are pockets of identical dwellings mixed with areas of Council-built social housing.
- 2.2 The front garden area has been part block paved to cater for vehicular parking. The development site takes part of an underused side garden but still leaves ample open amenity space to the rear.

- 2.3 The existing building is not Listed and is not within a Conservation Area
- 2.4 The site is within Flood Zone 1 and not prone to flooding.
- 2.5 There is no relevant planning history for the application site.

3.0 PRE-APPLICATION ADVICE

- 3.1 Pre-application advice has not been sought.

4.0 POLICY FRAMEWORK AND JUSTIFICATION

- 4.1 The proposals will be judged against the National Planning Policy Framework alongside Havant Borough Council Local Plan (Core Strategy) policies.

The application is to be considered against the following:

- The principle of development
- The impact on the character and appearance of area
- The impact on neighbours' residential amenities
- Highway matters
- Arboricultural matters
- Flood risk
- Ecology
- Developer contributions/Community Infrastructure Levy

- 4.2 The principle of the development is to provide ancillary accommodation to cater for a growing family and meet the requirements for modern family habitation.
- 4.3 The proposals will reduce the open feel to the corner plot by extending the width of the house towards 42 and 44 Wigan Crescent, however it will still leave a minimum of 1000mm gap to the boundary and 4200mm to kerbside.

The proposal seeks to mimic the existing aesthetic of the neighbouring dwellings and will be set back along the front elevation thereby reducing the ridge height to the extension creating a subservient feel to this addition.

We note that similar proposals have been approved by the Council, with two of these locally being corner plots where the effective vision width is reduced by the proposed extension. We would assume that these create a precedence that such a development is acceptable.

These approvals are

- APP/17/00354, 28 Parkside, granted 18th May 2017
- APP/16/00079, 1 Wigan Crescent, granted 14th March 2016
- APP/16/01115, 32 Parkside, granted 16th December 2016
- 98/58373/001, 30 Parkside, granted 11th December 1998.

- 4.4 The building separation between this extension and 42 Wigan Crescent will be in the order of 18 linear metres, however there are no proposed windows at first floor so any overlooking issues are negated. Overlooking to the rear and front is no worse than the current arrangement.
- 4.5 The front garden area at present can accommodate two cars parking on site as shown on the Block Plan C3498-2 with plenty of room available to cater for a third if required. There is also on-street parking available outside the dwelling.
- 4.6 There are no trees being affected by these proposals. A small amount of garden shrubs and bushes will need to be removed to accommodate the new build mainly to ensure access is provided around the perimeter.
- 4.7 The site is in Flood Zone 1 so has no issues with potential flooding.

- 4.8 The appropriate CIL forms have been completed and are attached to this application. The applicant awaits confirmation of any contributions required.

5.0 DESIGN STATEMENT

- 5.1 The proposal forms a two-storey side extension to the property slightly set back from the principal façade creating a lower ridge line to the existing. The aesthetic for the elevations and roof will mirror that of the existing dwelling and those of the surrounding properties.
- 5.2 New windows will match those existing on the dwelling.
- 5.3 All materials incorporated (bricks, roof finishes etc.) will match existing in size, shape and colour.

6.0 ACCESS STATEMENT

- 6.1 The existing front (main) access will not be affected by these proposals
- 6.2 Access to the new areas will be from existing entrance.
- 6.3 Due to the nature of the existing raised construction and the slope of the land wheelchair access to the original house is not provided.

7.0 REFUSE COLLECTION

- 7.1 There is no effect on the current refuse collection provision.

8.0 PARKING

- 8.1 The front garden area at present can accommodate two cars parking on site as shown on the Block Plan C3498-2 with plenty of room available to cater for a third if required. There is also on-street parking available outside the dwelling.

CONCLUSIONS

- The proposed extension will provide a much-needed additional space for an extended family and will provide suitable space for a growing family.
- There is a precedence with the road and surrounding roads for similar approved proposals.
- These proposals will not have a material effect on the amenity of any neighbours.
- The development will be completed using materials similar or matching to the existing dwelling.