

November 2021

Planning Statement

Proposed extension to the rear of the ground floor, alterations to the side elevations and car port to the front of the garage.

at

22 Brent Court, Emsworth, Hampshire, PO10 7JA.



Introduction

This planning statement is in support of an application for a householder planning application for 22 Brent Court, Emsworth, Hampshire by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

22 Brent Court is a detached property set within a small private estate, accessed off Beach Road. The properties within this location are all of a similar design and materials, with brickwork and clay tiles with hip roof / barn hips the prominent features throughout along with the dormer windows to the first floor. The development was constricted in the late 1980's and is well established and landscaped.

The current layout is in need of alteration to work for the applicants, and the existing conservatory is in need of replacement.



The Proposal – Design and impact

The alterations proposed to the house will provide for a much improved layout at ground floor which will be fit for the applicants. With the existing conservatory no longer viable as a useable room due to its condition, the decision was taken to replace it with an extension that spanned nearly the entire back of the house. This provided a good space for the sitting room which can be adjacent to the garden.

The kitchen will be moved to the front of the house, to enjoy the morning light, with a side door leading out under the new Car Port and through to the garage.

The rear extension will be brickwork with a stone capping parapet and roof lights set within a concealed flat roof. The Car port will be timber posts and joists infilled with plexiglass.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies. CS16 calls for a high quality design which we have produced in an established design ethos for the rear elevation. The presumption of sustainable development should be considered to have been met as the alterations will improve the thermal performance of the house in meeting building control regulations.

Evaluation

The proposed alterations to the property has been designed to meet my client's brief for providing a suitable house which is in need of updating to meet modern standards. There has been several approved applications nearby over the last few years, it is our opinion that the proposals to 22 are similar in scale and to these approved applications.

Amount

The floor area to the existing house is approximately 118m² over two floors including the conservatory. The additional floor area to the ground floor extension is approximately 10 m².

Landscaping

The works will not affect the planting on the site. The large, established tree on the boundary between the garages to the south of the site will be unaffected by the car port construction.

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed by Mark Davsion

For and on behalf of iDraw Architecture