

July 2021

Planning Statement

Proposed two storey extension to the side elevation,
with a single storey element to the rear elevation.

at

6 Roundway, Waterlooville, Hampshire, PO7 7QA.



Introduction

This planning statement is in support of an application for a householder planning application for 6 Roundway, Waterlooville by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

6 Roundway is located on the corner of Roundway where the road diverges. It is prominent when entering from Highfield Avenue into the estate. The road is predominantly detached and semi-detached houses, well spaced apart, with private driveways. The majority of the houses are brick built with render and cladding sections, with concrete tiled roofs which tend to cat slide down to eaves height at ground floor and dormer windows to the first-floor roof pitches.

Number six sits on the corner, and as such has an enlarged corner plot which is fenced along the north boundary. There is a garage and hardstanding to the south west corner.

The current layout has an entrance hall, sitting / dining room and small kitchen. The main living room is accessed off the bottom of the stairwell. At first floor there are two double bedrooms, a small third bedroom and a family bathroom.

The Proposal – Design and impact

The location of the garage to the rear shortens the garden. The applicants are keen to utilise the maximum space in the garden, and to move the storage space afforded by the garage to an integrated store as part of the extension. They will retain a section of hardstanding for parking where the existing is.

The two storey extension has been designed to provide for three good sized bedrooms, an ensuite and a relocated family bathroom, suitable for a growing family.

At ground floor the additional space will allow for a larger kitchen, plus a utility room. The dining room and sitting area will also provide for a much improved ground floor layout and is quite proportional to the space afforded the property.

The dormer has been designed to match the existing, and the ridge of the two storey extension has been designed to sit below the existing ridge to meet policy requirements. The materials have been chosen to match in with the existing house.

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.

Evaluation

The proposed alterations to the property has been designed to meet my client's brief for providing a suitable house for a growing family. There has been several approved applications nearby over the last few years, it is our opinion that the proposals to number six are similar in scale and to these approved applications.

Amount

The floor area to the existing house is as follows:

Floor	Existing	Proposed
Ground Floor	43 sq mtrs	76 sq mtrs
First Floor	40 sq mtrs	63 sq mtrs

Landscaping

The works will not affect the planting on the site. The fence lines will be retained to the north boundary with a gate to access the hardstanding shown on the plans. The west boundary will have a new 6ft fence lined through.

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