

PLANNING STATEMENT

FOR

PLANNING APPLICATION

FOR

**2 STOREY REAR EXTENSION AND REAR VELUX, PLUS CHANGE OF REAR GROUND
FLOOR FLAT ROOF TO SLATE PITCHED ROOF WITH ROOF LIGHTS .**

AT

**6 PALMERS ROAD
EMSWORTH
HAMPSHIRE
PO10 7DL**

January 2016



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1. Introduction

The proposed alterations will provide a master bedroom at first floor and enlarged open plan dining room and kitchen, plus relocates the bathroom from the rear of the kitchen to the first floor. All of the alteration are to the rear of the terraced house.

2. Assessment of physical context

The site is a 2 storey brick built terraced house with an original single storey pitched roof rear section and a flat roof rear extension. It is 1 house in from the end of terrace. It has an enclosed rear garden with rear access.

The site and building is not of listed status or in a conservation area or national park.

The site is generally level.

The surrounding area is mixed residential to each side and commercial to the front and rear.

There are no trees on the site.

The site perimeter consists of 1.8m timber fencing to the north side with a 1.59m high brick wall to south side and brick factory to the rear west.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing building constructed in face brick, with a main pitched slate roof and tiled rear pitched roof. The windows and doors are double glazed white PVCu units. There is a small plastic clad conservatory to the rear south side.

3. Social/economic context and planning context

The extension is mainly within the existing footprint of the dwelling, with the area of the conservatory and side alley now becoming part of the main building.

All of the development is to the rear of the property and cannot be seen from the street scene.

Due to the nature of the work there will be no increase in traffic movements as there is no increase in the number of bedrooms.

4. Involvement of local interests

There has been discussion with the adjacent owners and no concerns raised.

5. Design Principles

The development has been designed to minimise the impact on neighbouring properties by infilling the side passage and replacing the conservatory. The pitched rear roof has been changed to a flat roof and the rear single storey flat roof has been changed to a low pitched slate roof. This provides a stepping down towards the rear of the property. The first floor extension is limited to the same rear line as the previous pitched roof with a minimal 400mm rise in overall roof level. Marley Cedral cladding is proposed to the first floor extension in slate grey to blend in with the slate roofs. The Velux windows will be over 1,7m to any opening, There is no impact on the street scene and little on the neighbouring properties. The new materials will all be sympathetic to the existing, whilst providing a modern appearance.

6. Amount of development

The increase in habitable area for the house is 18m².

7. Layout

The layout has been designed to retain the dwelling as a 3 bedroom property by creating a master bedroom within the rear extension at first floor and enlarged open plan dining room and kitchen with bi fold doors to the rear garden, plus relocates the bathroom from the rear of the kitchen to the first floor. Light is provided to the internal spaces by roof lights, these will be above 1.7m to any opening.

8. Sunlight

The new layout will have little detrimental effect on any adjacent buildings as the flat roof extension is only 400mm higher than the original rear pitched roof. Any shading will fall onto the roofs of the adjacent buildings.

9. Drainage

The foul drainage discharge will remain with local drainage connections for altered layout made to the existing manhole on site.
The surface water drainage will be connected into the existing rwps.

10. Access

pedestrian access to the site will remain unaltered. The rear door will have level access.

All proposed doors will be Part M compliant.

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

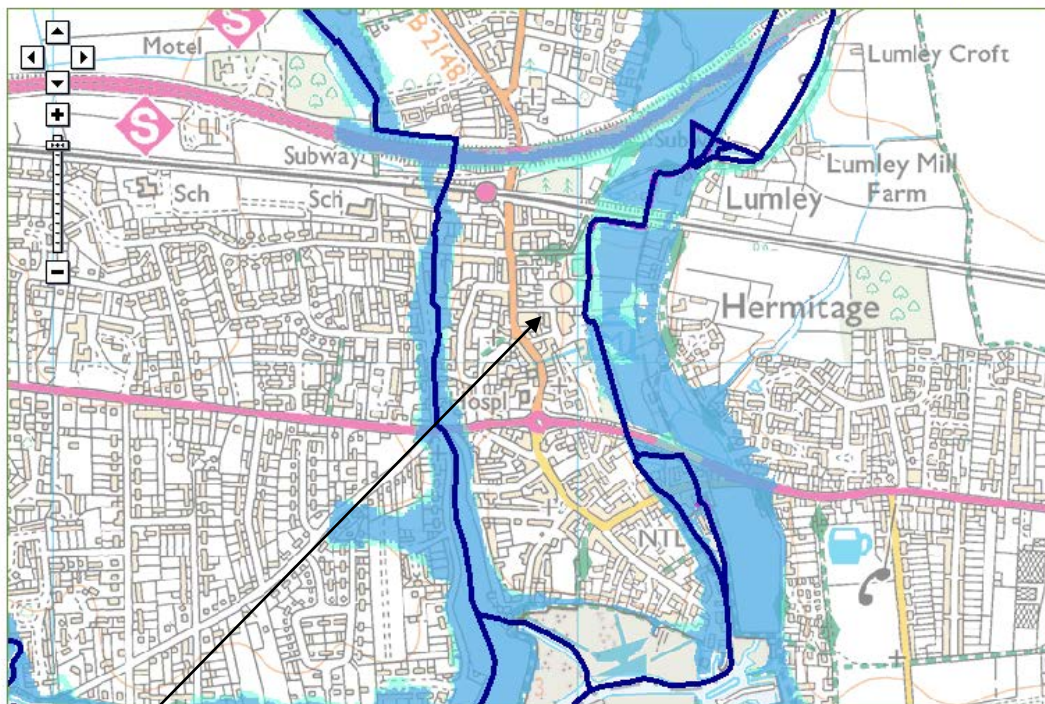
Prepared By PJC

January 2016

Extract from EA flood map showing site is not within zone.

PO10 7DL at scale 1:10,000

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SITE