

5 Third Avenue

Havant

Hants

PO9 2QR

Havant Borough Council

Planning Department

Civic Centre Way

Havant

Hants

12th December 2014.

Dear Sir / Madam

REF: Extension to be built under 'Permitted Development Scheme' at 5 Third Avenue, Havant, PO9 2QR

Please find attached plans for a single storey extension to our detached house which we plan to build under the 'Permitted Development' guidelines. I have checked for compliance against the Government Planning Portal and am confident that the development fits within all of the requirements of the scheme, however, as the extension is between the 4m and 8m limit, there will be need for the 'Neighbour Consultation scheme'.

I have already spoken to the neighbours on both sides of the property and they are happy with the plans. Their addresses for your consultation are:

3 third Avenue, Havant, Hants, PO9 2QR and

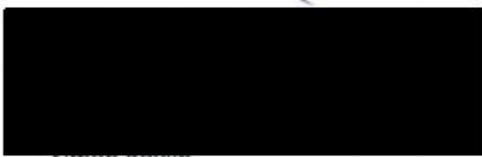
7 Third Avenue, Havant, Hants, PO9 2QR.

There is no property adjoining the rear of the property.

Please let me know if you require any further information from me – please feel free to telephone or email (details below).

I look forward to hearing from you once the Neighbour Consultation has been completed by you.

Yours faithfully


Simon Boylin





Design and Access statement

Proposed rear extension at:
No 5 Third Ave
Havant
PO9 2QR

Introduction:

1

THE PROPOSAL

Our proposal is for a New single storey, flat roof, extension to replace the existing sunroom at the rear of No.5 Third Avenue Havant PO9 2QR.

The small extension will replace the existing lean-to sunroom currently situated on the site and provide a revised kitchen and dining area with rear access via bifold doors to the garden.

The site is set within a tree lined road of 2 storey detached brick style houses along Third Avenue, Havant.

The new addition will be traditionally constructed principally with brick walls and a flat roof with timber bifold doors and windows.

The existing garage will be reduced by a small amount to accommodate an entrance to the dining area / snug.

Two existing windows will be replaced at first floor level to the rear of the property. It is also intended to Render the first floor (to the rear only) to simplify the mismatch of openings and materials currently found there.



Design and Access:

Design Principle

The design of the extension is a simple rectangle with a flat roof, that will sit neatly onto the rear of the property. We have been careful to design the extension so that it also sits next to the existing harmoniously and does not visually stand out. It is clearly identifiable as an extension and the original house can still be read as a mass.

Amount

Having reviewed the sites location and the potential for development we have decided on a domestic scaled proposal of an extension as illustrated in the submitted drawings. The extension will be a single storey enlargement on the ground floor to the rear of the property. The ground floor area will increase by approximately 33m².

Layout

The layout of the proposed extension will replace the existing sunroom structure currently on the site and provide a revised kitchen layout with associated utility spaces, a new dining area with rear access to the garden via bifold doors. The new layout also provides the opportunity to access the rear of the garage from the new room.

Scale

Both height and footprint have been carefully considered in the design response, as a method of achieving appropriate internal space standards and in order to integrate the extension within the existing site. The proposed new addition is only 1.8m wider and only 2.8m longer than the existing structures that it replaces.

Landscaping

The landscaping in the garden will remain as existing with enhancements to define the boundary and include a patio area leading off the new room.

Appearance

The proposed materials will be:

- Facing brick to match the existing at ground floor level with render above
- Bituminous Flat roof or similar
- Window / door / styles to match existing in Timber



Design and Access:

Use

The scheme is in keeping with the surrounding residential nature of the street and will provide more suitable aesthetic for the site. As mentioned the new extension will provide a revised kitchen and dining area.

Access

Access to the dwellings is via a large drive off Third Avenue. The external hard landscaped surfaces allow the easy passage of a wheelchair should it be required. We will be retaining an access to the rear garden (via the garage).

Car Park spaces could be used by disabled persons directly in front of the dwellings as the width of the verge is wide enough to be able to cater for a wheelchair. We have followed the advice and guidance contained in Approved Document M [2004]. Facilities for the Disabled / wheelchair users are as existing. The side entrance and internal doors are also wide enough for a wheelchair. We have decided not to provide a lift due to the small scale of the development and the potential to provide future sleeping accommodation at ground floor level.

Sustainability

The development will be built from sustainable sources and in line with current Building Regulations requirements, we will be collecting water by means of a water butt and providing an area for drying clothes. We will be using reduced consumption white goods and low flow taps. It is our intention to fit low energy light bulbs in all outlets and our proposal takes full advantage of its location and orientation for passive solar gain. We have included new glazed doors to aid the natural daylight levels into the new and existing dwelling.



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Summary

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Single-storey extension

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

- N/A
- On designated land cladding of any part of the exterior of a dwelling (and extensions) with stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted development.

* Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

- comply
- Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.

The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

* Sheds and other outbuildings must be included when calculating the above 50% limit.

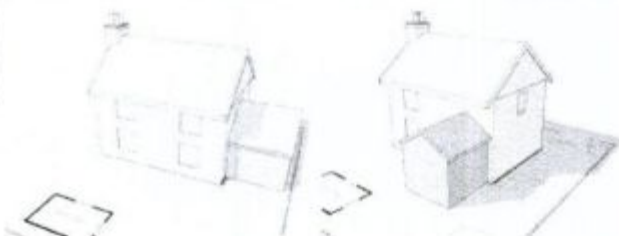
- N/A
- Extensions forward of the principal elevation or side elevation of a house and fronting a highway are NOT permitted development.

- N/A
- On designated land side extensions are not permitted development.

On designated land and Sites of Special Scientific Interest the regime for larger single-storey rear extensions (see point 9) which runs until 30 May 2016 does NOT apply.

Class A

The enlargement, improvement or other alteration of a dwelling house.



- comply
- Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.

- comply
- Width of side extension must not have a width greater than half the width of the original house.

- comply
- Side extensions to be single storey with a maximum height of four metres.

- comply
- If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.

- comply
- Single storey rear extension must not extend beyond the rear of the original house by more than 3m an attached house or by 4m if a detached house.

In addition, outside designated land and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2016.

These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the neighbour consultation scheme.

- comply
- Single storey rear extension must not exceed a height of four metres.

- comply
- Maximum eaves and ridge height of extension no higher than existing house.

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Class A

The enlargement, improvement or other alteration of a dwelling house.

Summary

Two-storey rear extension (extensions of more than one storey)

1. On designated land extensions of more than one storey are not permitted development.

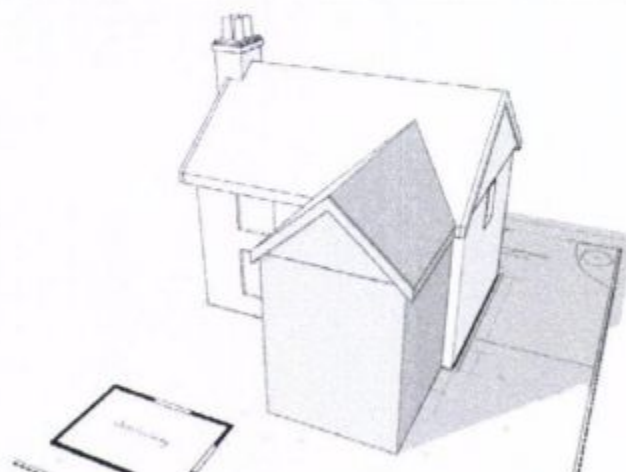
* Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

2. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.

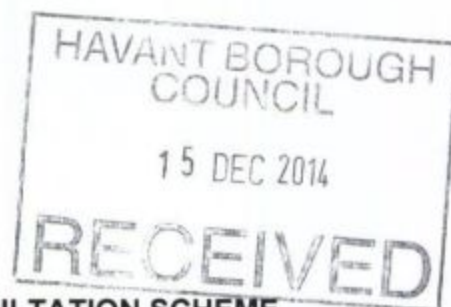
The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

* Sheds and other outbuildings must be included when calculating the above 50% limit.

3. Maximum eaves and ridge height of extension no higher than existing house. If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
4. Extensions of more than one storey must not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house.



5. Roof pitch of extensions higher than one storey to match that of the existing house, as far as is practicable.
6. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
7. Any upper-floor window in a wall or roof slope in a side elevation must be obscure-glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
8. No balconies or verandas are permitted development.



LARGER HOME EXTENSIONS: NEIGHBOUR CONSULTATION SCHEME

On 9 May 2013, secondary legislation was laid before Parliament which will increase the size of single-storey rear extensions which can be built under permitted development, and will bring into force the associated neighbour consultation scheme. This draft guidance is issued to provide initial information on how the scheme will work. The Householder Permitted Development: Technical Guidance will be fully updated once the secondary legislation has been approved by Parliament and has come into force.

For a period of three years, between 30 May 2013 and 30 May 2016¹, householders will be able to build larger single-storey rear extensions under permitted development. The size limits will double from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for all other houses. These new larger extensions (i.e. if they extend between 4 and 8 metres, or between 3 and 6 metres) must go through the following process².

1. A homeowner wishing to build a larger single-storey rear extension must notify the local planning authority and provide:
 - a. a written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house, the height at the eaves and the height at the highest point of the extension;
 - b. a plan of the site, showing the proposed development
 - c. the addresses of any adjoining properties, including at the rear
 - d. a contact address for the developer and an email address if the developer is happy to receive correspondence by email.There is no fee in connection with this process.
2. The local authority may ask for further information if it needs it to make a decision about the impact of the development on the amenity of adjoining properties.
3. The local authority will serve a notice on adjoining owners or occupiers, i.e. those who share a boundary, including to the rear. This will give the address of the proposed development and describe it, including the information in 1(a) above. It will also set out:

¹ See paragraph A.1(ea) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as inserted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, available at legislation.gov.uk.

² See paragraph A.4 of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as inserted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, available at legislation.gov.uk.



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- a. when the application was received, and when the 42-day determination period ends
- b. how long neighbours have to make objections (which must be a minimum of 21 days), and the date by which these must be received

A copy of this notice must also be sent to the developer.

4. If any adjoining neighbour raises an objection within the 21-day period, the local authority will take this into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable. No other issues will be considered.
5. The development can go ahead if the local authority notifies the developer in writing either:
 - a. that as no objections were received from adjoining neighbours it has not been necessary to consider the impact on amenity, or
 - b. that following consideration, it has decided that the effect on the amenity of adjoining properties is acceptable.
6. If the local authority does not notify the developer of its decision within the 42-day determination period, the development may go ahead.
7. If approval is refused, the developer may appeal.
8. The extension must be built in accordance with the details approved by the local authority (or, if no objections were raised or the local authority has not notified the developer of its decision, the details submitted), unless the local authority agrees any changes in writing.
9. The development must accord with all other relevant limitations and conditions which apply to other rear extensions allowed under permitted development. These are set out in Class A, and include for example, the requirement that the extension (apart from a conservatory) must be constructed using materials of a similar appearance to those used in the construction of the rest of the house.
10. To benefit from these permitted development rights, the extension must be completed on or before 30 May 2016. The developer must notify the local authority in writing of the date of completion.



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8. The extension must be built in accordance with the details approved by the local authority (or, if no objections were raised or the local authority has not notified the developer of its decision, the details submitted), unless the local authority agrees any changes in writing.
9. The development must accord with all other relevant limitations and conditions which apply to other rear extensions allowed under permitted development. These are set out in Class A, and include for example, the requirement that the extension (apart from a conservatory) must be constructed using materials of a similar appearance to those used in the construction of the rest of the house.
10. To benefit from these permitted development rights, the extension must be completed on or before 30 May 2016. The developer must notify the local authority in writing of the date of completion.



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Site Plan 1:1250



Location Plan 1:2500



Block Plan 1:500

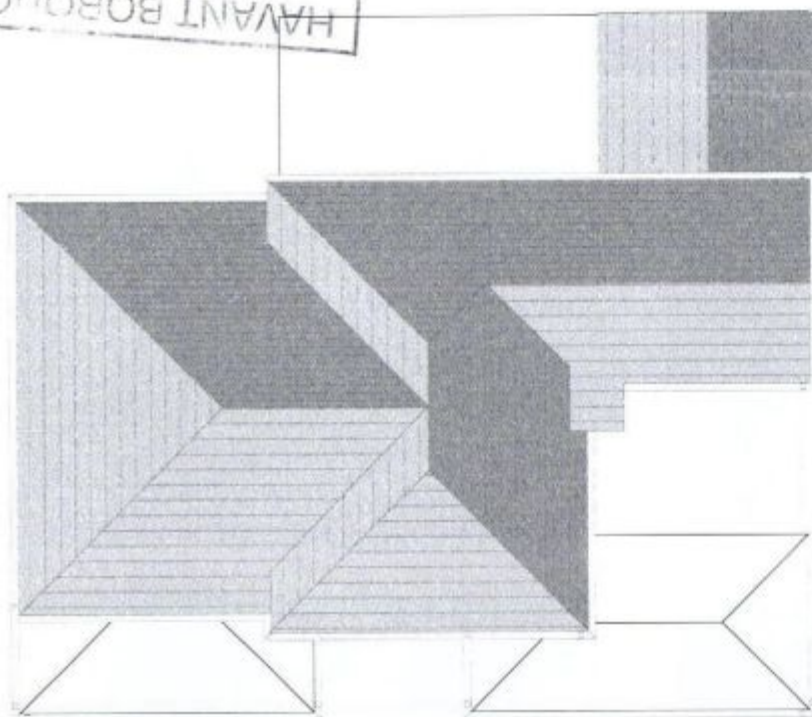


All dimensions to be checked on site before any construction work commences. Client has provided and is responsible for all dimensions, survey data and drawings which these drawings were based on.

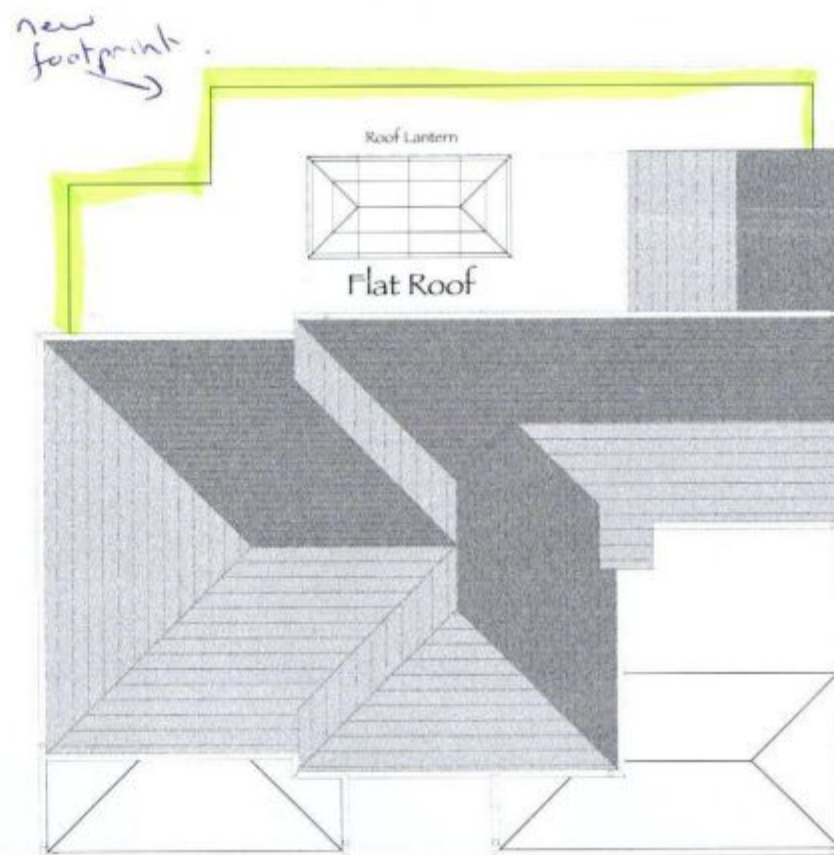


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Existing Roof Plan



Proposed Roof Plan



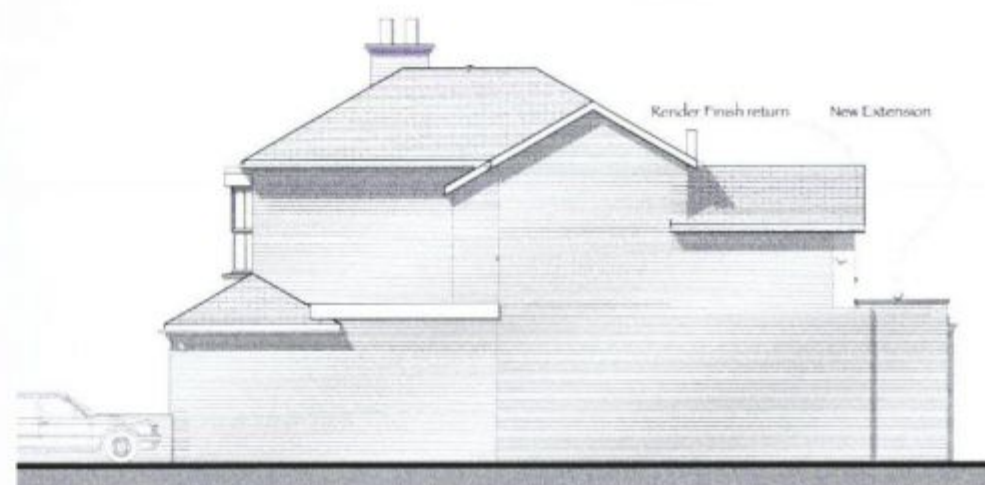
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Purpose of Issue PLANNING	Status	Drawn By	Date	Scales @ A3 1:100	Client MR & MRS BOYLIN - NO 5 THIRD AVENUE HAVANT PO9 2QR	Layout Title Roof Plans	Date Dec 14	Drawing Number SB.010.006	Rev
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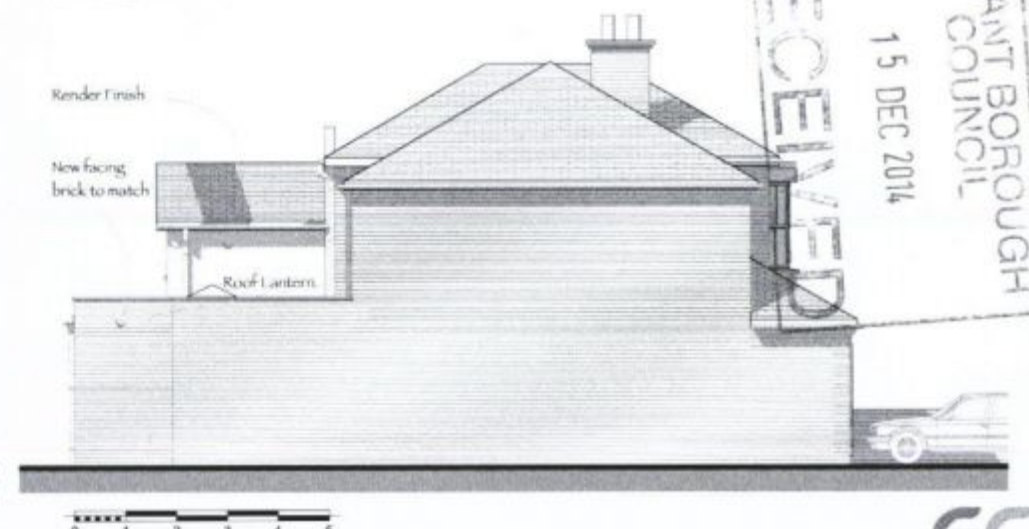
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



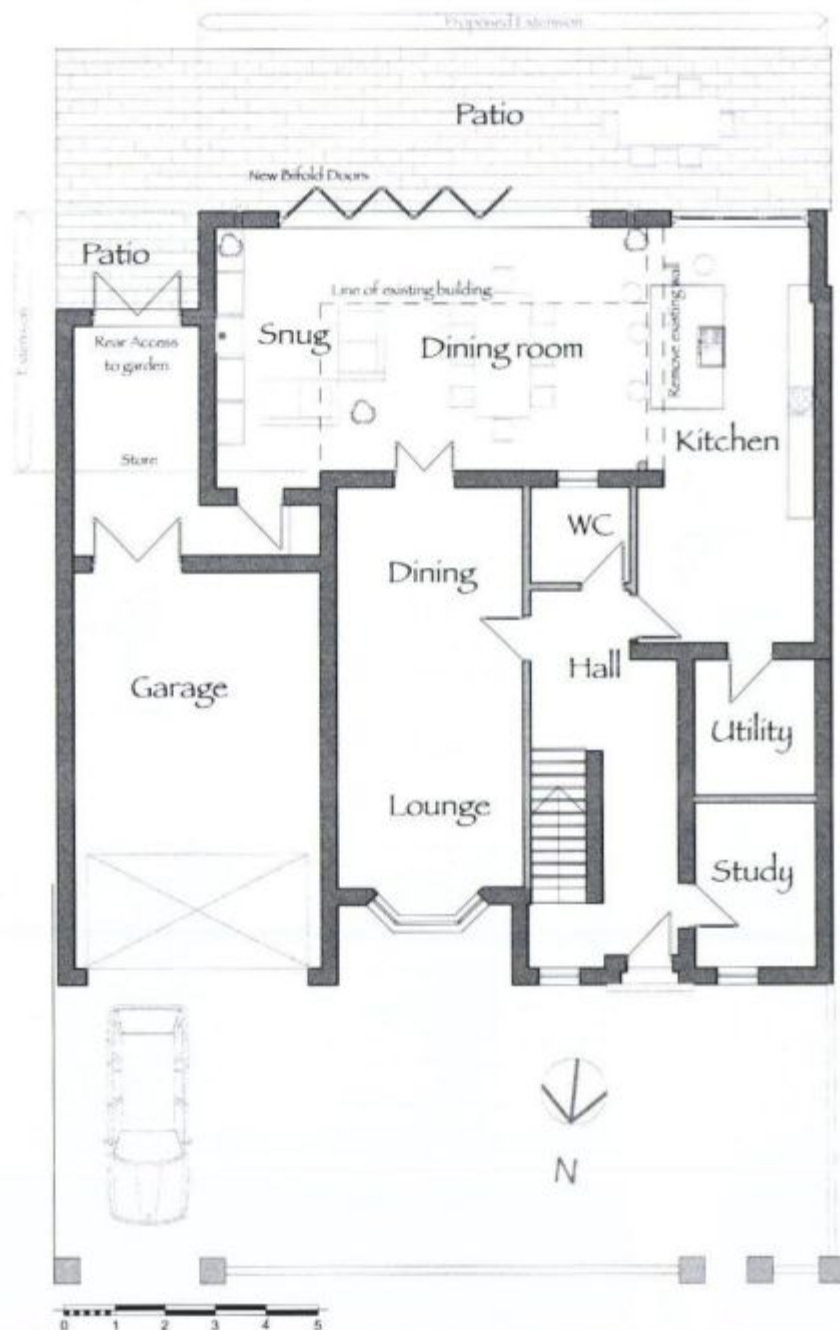
Proposed Side Elevation

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