

15 February 2013

Our Reference:

Your reference:

Supporting Statement

29 Willow Tree Avenue
Waterlooville
Hampshire
PO8 8AL



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Sanderson Centre
Lees Lane
Gosport
Hampshire
PO12 3UL

www.fusiontp.co.uk
info@fusiontp.co.uk

1. Introduction

- 1.1. This statement has been prepared to support the following proposal:

Proposed single-storey rear extension, internal alterations, new stairs and loft conversion at 29 Willow Tree Avenue, Waterlooville

This statement has been prepared by fusion|tp who act as planning consultants for the applicants.

- 1.2. 29 Willow Tree Avenue is a semi-detached property on the north-east side of Willow Tree Avenue, a residential street off Park Lane consisting of single-storey, chalet and two-storey properties.
- 1.3 The house is of brick with a tiled roof, the gable extending down to ground floor level.

2. Proposals

- 2.1 The proposals seek to extend the property by the addition of a porch to the front, and a single storey extension to the rear, both of which can be undertaken as permitted development.
- 2.2 The loft conversion consists of altering the present cat-slide roof to form a gable, and the addition of a dormer to the rear. planning permission is required as the volume of the combined works exceeds 50 cu. m.
- 2.3 The works are considered acceptable having regard to the following matters:
- i) the amenity of the existing house is unaffected as the ground floor area remains largely as at present. As such adequate on-site parking and garden space is retained commensurate to the size of dwelling;
 - ii) the amenity of adjoining properties is not adversely affected. Although bedroom windows are proposed to the rear dormer, these would look down the garden of 29 Willow tree Avenue, and would have only oblique views over adjacent gardens; and
 - iii) the design is acceptable. The works would be carried out in brick and tile to match the existing. The area is not identified as having any architectural or historic character, and indeed various alterations have been carried out to properties both in this and the adjoining roads in the past. The principle of a flat roof dormer to the rear has already been accepted on neighbouring properties such as at 29 Cherry Tree Avenue nearby.
- 2.4 Regard must also be had by the local planning authority to the 'fall-back' position. The change to the gable and a rear dormer could be erected under permitted development by a small reduction in size.
- 2.5 The applicant has opted for the larger size as this works better given the current location of internal walls. It also avoids what would otherwise be a contrived solution which gains nothing in design terms while still having the same impact.

3.0 Conclusion

- 3.1 The proposal is to extend this semi-detached property by the addition of a porch and rear extension (permitted development) and a loft conversion including a rear dormer.
- 3.2 The loft conversion, which includes an alteration to the appearance of the side gable and a box dormer to the rear, requires planning permission due to the total volume of the work exceeding 50 cu. m.
- 3.3 The existing house retains adequate on-site parking and private amenity space.
- 3.4 The works are not considered to give rise to any demonstrable harm to neighbouring properties.
- 3.4 The works, which would be undertaken in matching materials, would not detract from the appearance of the area.
- 3.5 The property could be extended in similar fashion under permitted development rights by a small reduction in size which would have the same level of impact but result in a less satisfactory proposal, both in terms of construction and its final appearance.
- 3.6 For the above reasons it is considered that planning permission should be granted.