

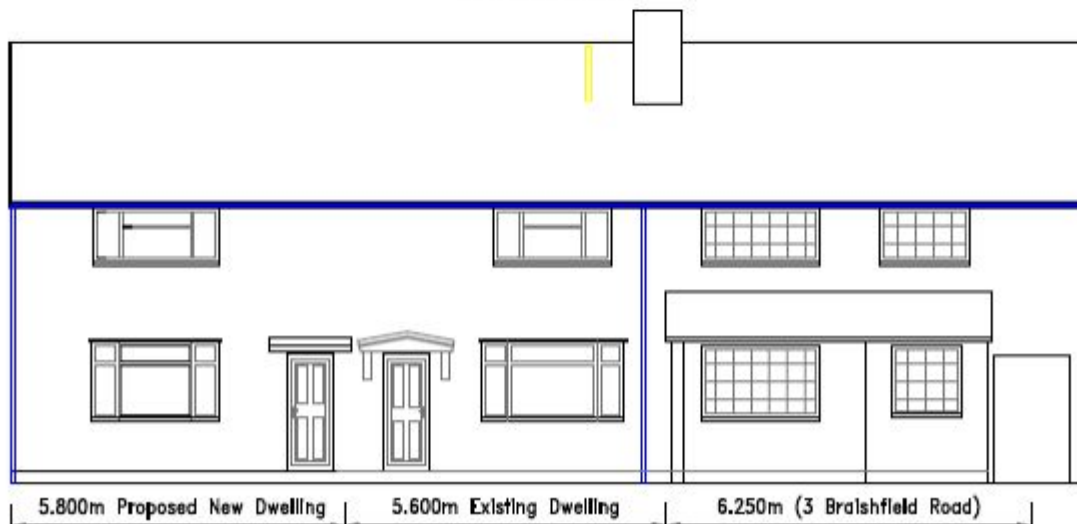
PERMIT

Design and Access Statement

**Two Storey Rear Extension to APP/11/00288 in
Conjunction with Permitted Development Single Storey
Rear Extension to Existing End of Terrace Dwelling**

1, Braishfield Road, Havant, PO9 2HS

Front Elevation



Rear Elevation



June 2011

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1. Introduction

Planning permission (APP/11/00288) was granted on 16/06/2011 for a two storey side extension to 1, Braishfield Road to form a new 2 bed end of terrace dwelling. Both the existing property and the approved new end of terrace comprise 82m² GIA over two storeys.

This development proposal involves using permitted development rights to create a 16m² GIA single storey rear extension to 1, Braishfield Road. This will allow a new dining room to be added to the existing property. In addition, a 33m² GIA two storey rear extension will be added to the previously approved new end of terrace dwelling. This will allow an increase in the size of the kitchen, dining and living areas along with the provision of 3 bedrooms instead of 2.

The design and access issues were considered in detail as part of the previously approved application APP/11/00288. Therefore, this Design & Access Statement merely considers any new issues arising from the 49m² GIA of additional floorspace proposed.

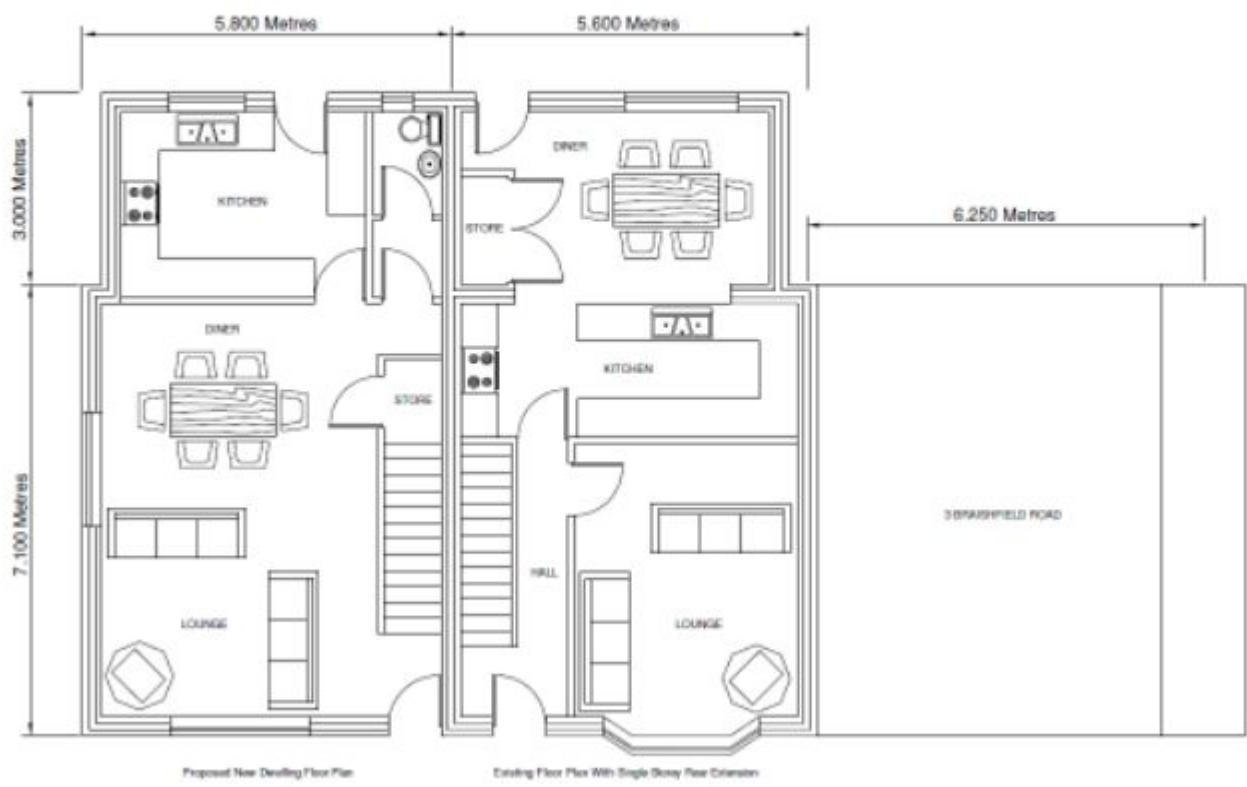
2. Proposed Development

This new application proposes a single storey rear extension to 1 Braishfield Road and a two storey rear extension to the previously approved new end-of-terrace dwelling APP/11/00288: -

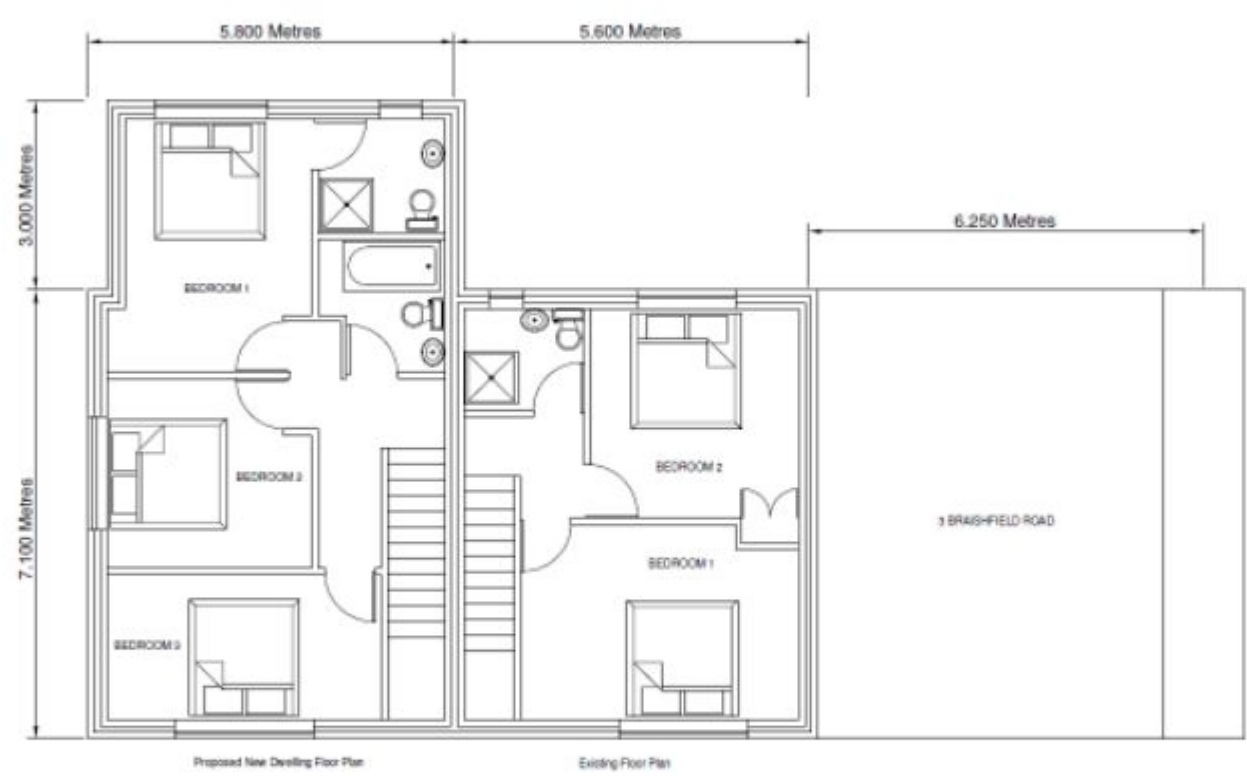
Proposed Site Layout



Proposed Ground Floor



Proposed First Floor



3. Main Design Issues

The supporting Planning Policy Statement discusses compliance with the Permitted Development rules. It concludes that: -

- The single storey rear extension to 1 Braishfield Road does not require planning permission.
- The two storey rear extension complies with most of the Permitted Development rules (indicating the general acceptability of the development).
- The 35 metre separation distance from 96 Stockheath Way means that the gable elevation first floor windows do not require obscure glazing.
- The two different extension roof pitch designs (27 degree and 36 degree) both comply with the 45 degree overshadowing rules.

The key difference between this new application and the approved APP/11/00288 is the bulk and massing of the two storey rear projection and the impact it will have on neighbouring properties. The following section looks at this issue in detail.

4. Overshadowing

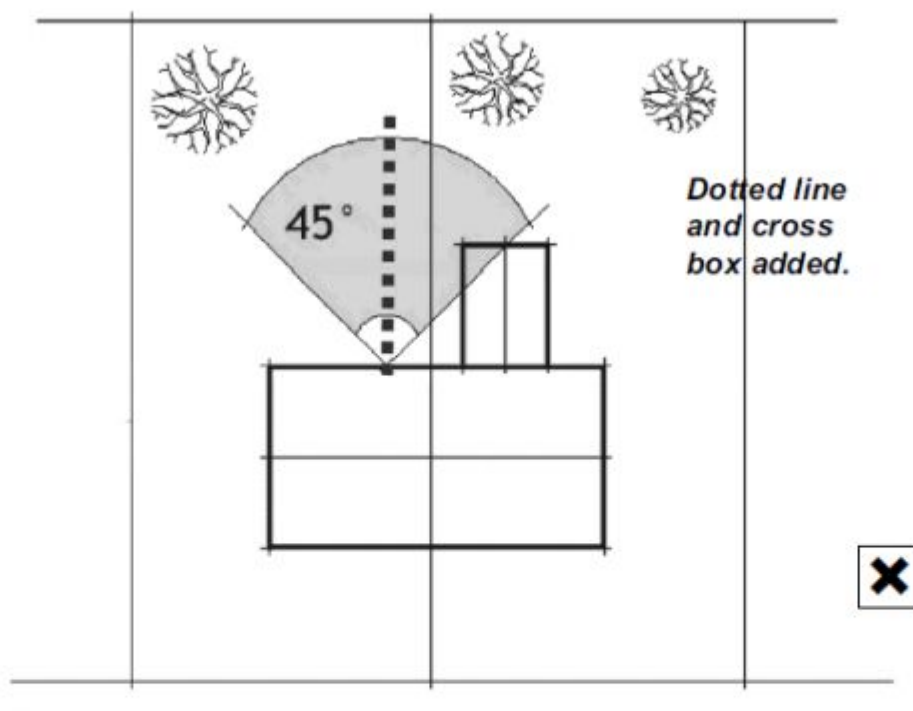
4.1 Council Extension Design Guides

An analysis of various Council extension design guides shows that the 45 degree horizontal and vertical rules are commonly used to determine the acceptability of two storey extensions. It should also be noted that the 45 degree rules have been used by Planning Inspectors when determining Appeals (please see section 6 of the Planning Policy Statement). The below extracts from Gloucester City Council explain the 45 degree rules: -

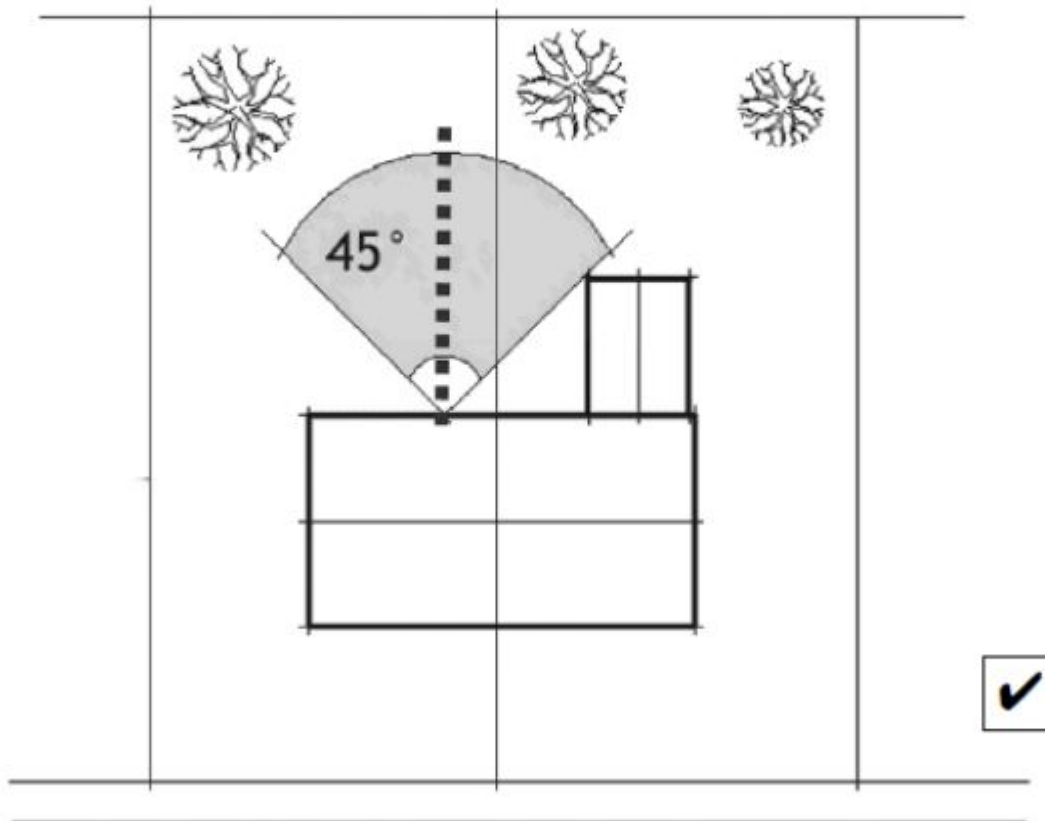
There are two methods for applying the 45 degree rule, and both will be considered when assessing an application. The first considers the depth and width of the extension and the second looks at the height. In both cases if the extension breaks the 45 degree line then it would normally be considered unacceptable. This rule should be applied to both single storey and two storey extensions.

The Horizontal 45 Degree Rule

Accurately plot your neighbour's property and the position of the nearest window serving a habitable room on to the plan. Then mark the centre point of your neighbour's window and from this point draw a 45 degree splay line out towards your property.



A 45 degree splay line has been drawn from the centre of the neighbours nearest habitable window. As the extension falls within the 45 degree splay, this would normally be considered unacceptable.

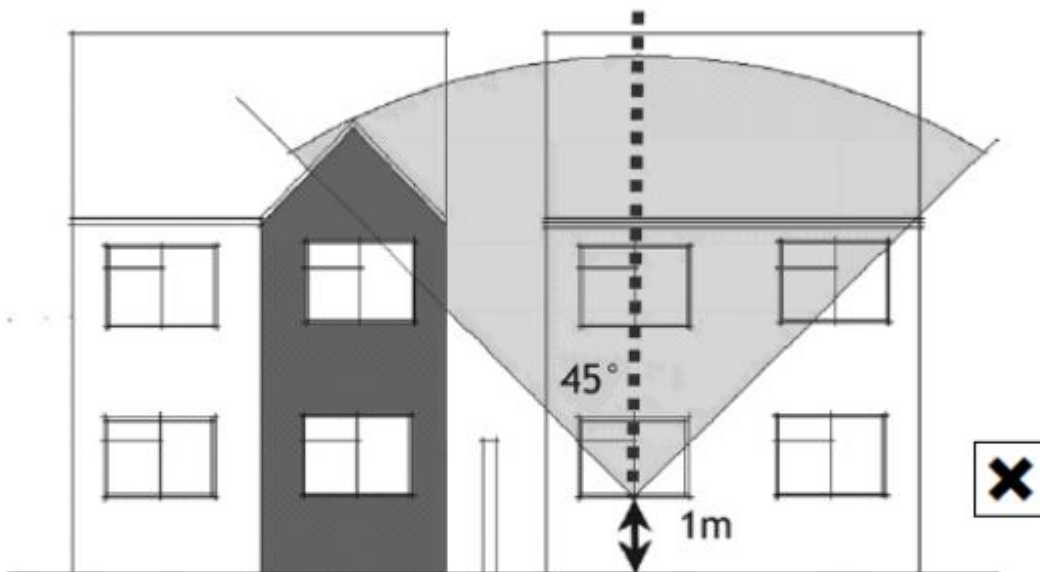


In this example the extension has been moved away from the boundary with the neighbouring property to a point where it is outside of the 45 degree splay lines.

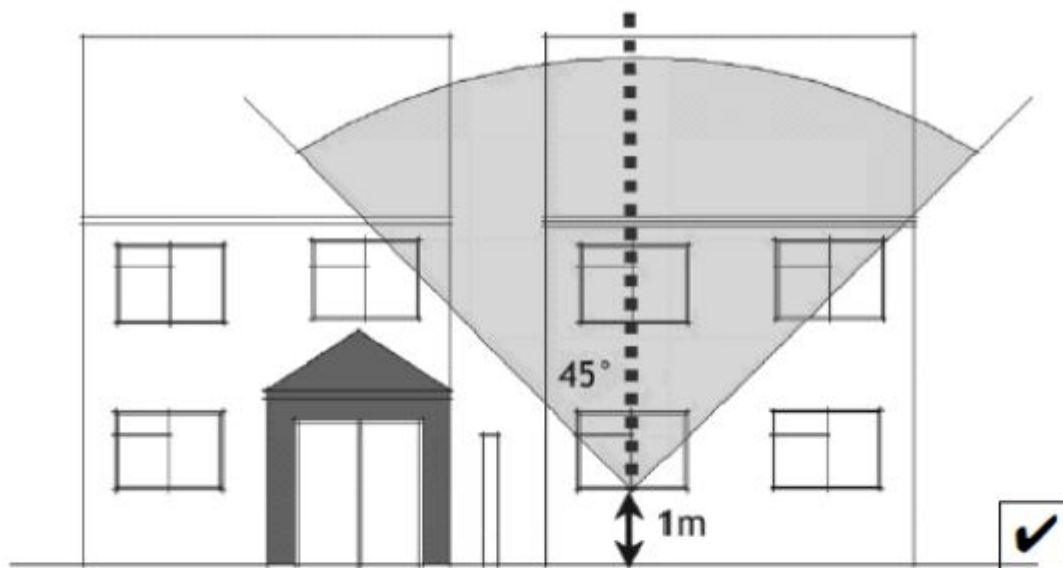
The Vertical 45 Degree Rule

The second method is to determine the maximum height normally allowed for the extension. Draw the rear elevation of your property and any neighbouring properties. Mark the centre of the window cill of your neighbours nearest habitable ground floor window to the extension.

From this point draw the 45 degree splay lines towards the site for the extension. This will then indicate the maximum permissible height. If your extension breaks this line then it would normally be considered unacceptable.



In this case the extension falls within the 45 degree splay lines and would be considered unacceptable. The extension will need to be moved away from the boundary or reduced in height, to a point where it was no longer within the 45 degree splay.

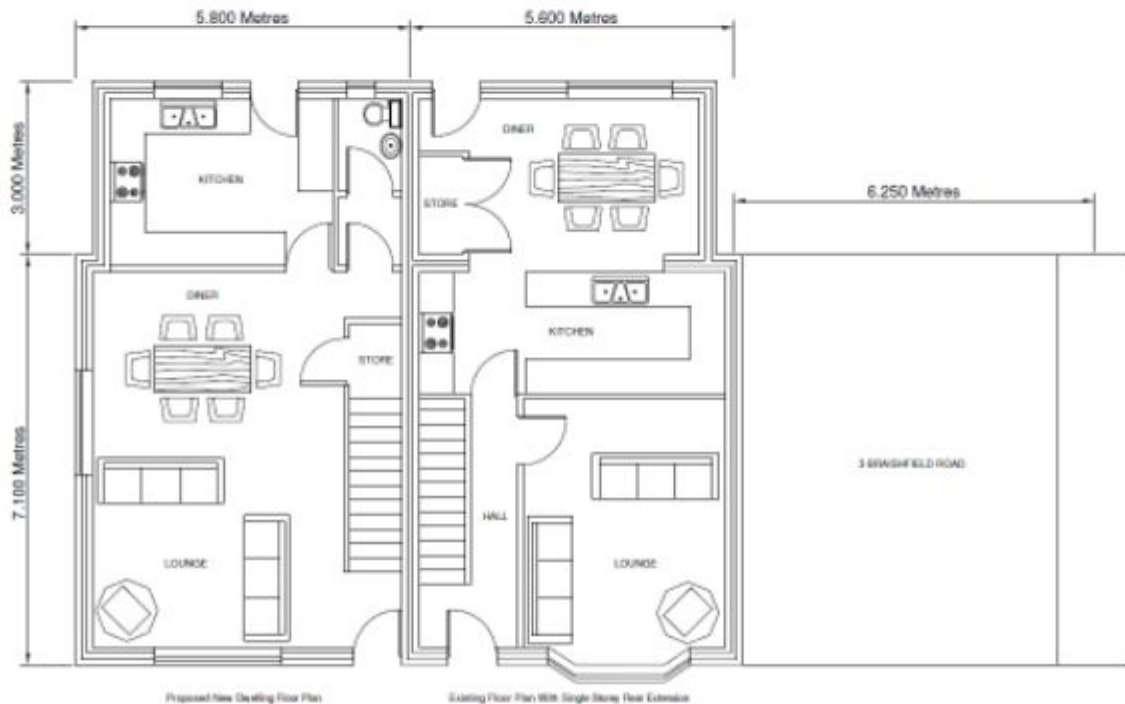


The extension has been reduced to an extent where it falls well outside of the 45 degree splay lines. The 45 degree rule to establish the maximum permissible height, width and depth of an extension provides a good general guide to what is normally considered acceptable.

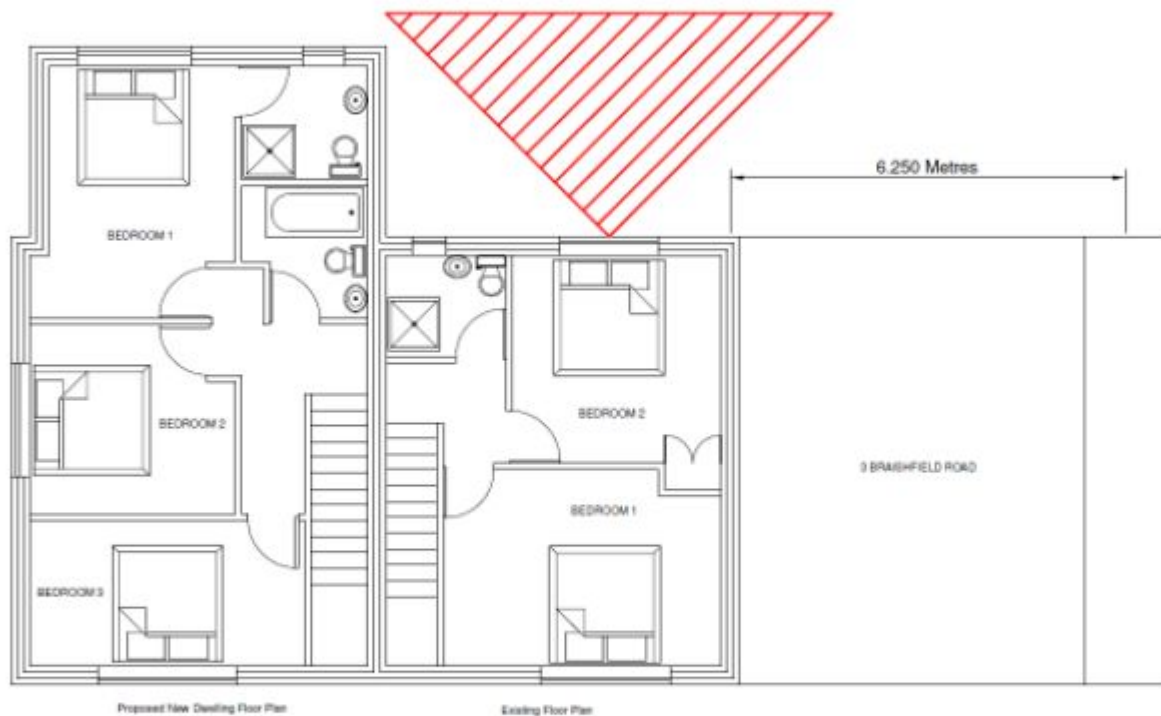
4.2 Acceptability of Proposed Development

In order to test the acceptability of the proposed development, the 45 degree rules explained above are applied to the two storey rear extension. Please note, it has not been necessary to apply the 45 degree rules to the single storey rear extension as this does not require planning permission.

The Horizontal Rule



At ground floor level, there is no potential for the two storey extension to overshadow the single storey extension. The single storey extension is permitted development so there can be no valid planning objection.



At first floor level, the two storey extension is acceptable as it falls outside of the 45 degree splay from the bedroom of 1 Braishfield Road.

The Vertical Rule

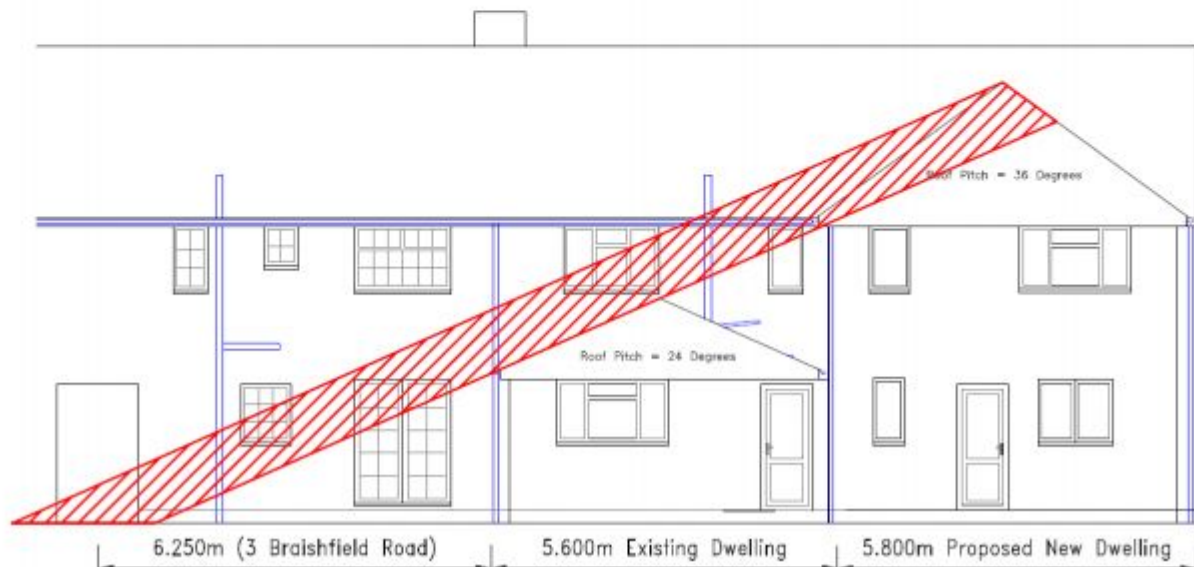


The two storey extension (with 36 degree roof pitch) is acceptable as it falls well outside of the 45 degree splay from the nearest ground floor habitable window of 3 Braishfield Road. The single storey extension is permitted development so there can be no valid planning objection.

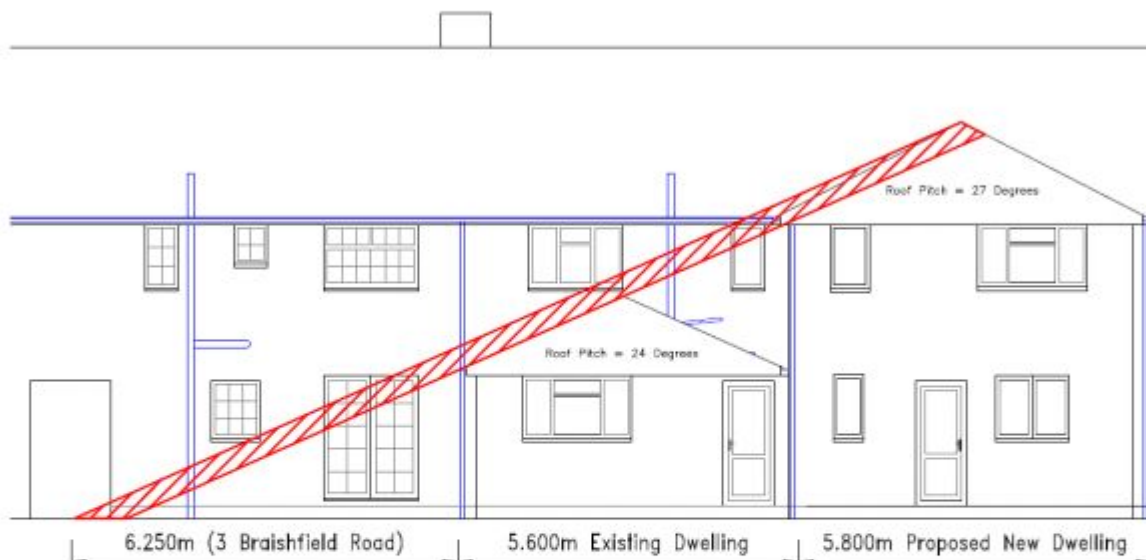
4.3 Difference Between 27 and 36 Degree Roof Pitch

Although the 36 degree roof pitch complies with the 45 degree overshadowing rules, it still creates more overshadowing than the 27 degree roof pitch. Please see below diagrams: -

36 Degree Roof Pitch Overshadowing



27 Degree Roof Pitch Overshadowing



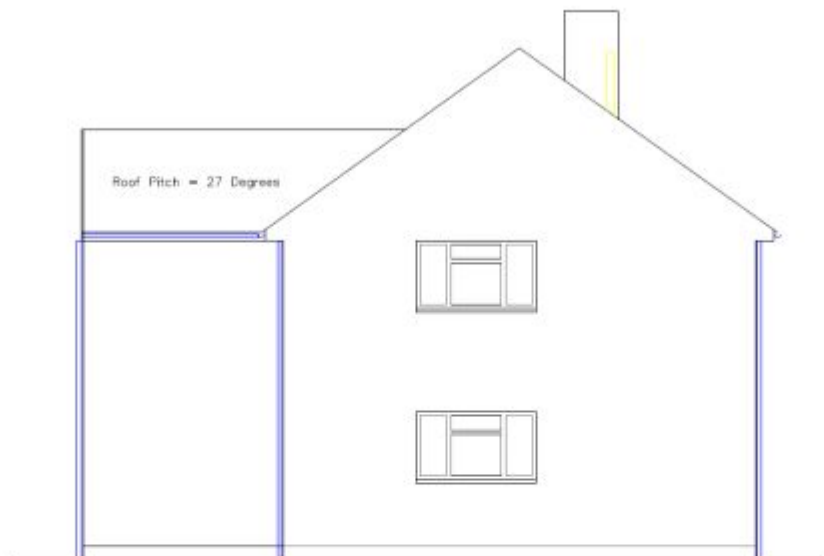
It is therefore requested that the 27 degree roof pitch on the two storey extension be granted planning approval to minimise/negate the impact on 3 Braishfield Road.

Scale and Design

The application proposes a 16m² single storey extension to 1 Braishfield Road, and an additional 33m² two storey extension to APP/11/00288. It is recommended that the 27 degree roof pitch is used for the two storey extension.



The rear elevation will be virtually unnoticeable from either Braishfield Road or Petersfield Road and will maintain a clean and simple, symmetrical design.



The gable elevation will be partially visible from Petersfield Road. However, in light of the 300mm set back, and significantly lower ridge height of the 27 degree roof, the modest rear extension will clearly be subservient to the main gable bulk/mass.



The front elevation will remain exactly the same as the approved application APP/11/00288. The rear extensions will be undetectable from Braishfield Road.

5. Access

In exactly the same manner as the approved application APP/11/00288, two tandem driveways would be created to allow two sets of two cars to park in front of the existing property and the new end of terrace dwelling. This fully accords with Havant Borough Council's car parking SPD.



Summary

- The proposed development would use permitted development rules to add a dining room to the existing property.
- A modest two storey extension would also be added to approved application APP/11/00288.
- By using a 27 degree roof pitch on the two storey extension, any overshadowing to neighbouring properties will be minimal and certainly within acceptable limits.
- The proposed design will be very much in keeping with surrounding properties. The extension will only be partially noticeable from Petersfield Road and will clearly be subservient to the main gable bulk/mass.
- Parking and access arrangements will remain exactly the same as the approved application APP/11/00288.
- It is considered that the proposed development would broadly accord with both National and Local planning policy.