MR R D AND MRS J A JONES
17 PARK FARM ROAD
PURBROOK
HAMPSHIRE
PO7 5HN

PERMIT

PLANNING STATEMENT

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17 PARK FARM ROAD IS SEMI DETACHED THREE BEDROOMED PROPERTY. IT IS PROPOSED TO ERECT A SINGLE STOREY CONSERVATORY TO THE REAR OF THE PROPERTY.



THE SIZE OF THE PROJECT IS A PRODUCT OF ITS PROPOSED FUNCTION. THE CONSERVATORY WILL BE UTILIZED AND ENJOYED BY THE APPLICANTS AND ACCESS TO THE CONSERVATORY WILL BE FROM THE EXISTING KITCHEN / DINING AREA.

LAYOUT

DUE TO THE LOCATION OF THE PROPERTY, THE CONSERVATORY WILL BE VISIBLE FROM THE ROAD. THE BUILD WILL NOT IMPACT UPON ANY OF THE AMENITIES OF NEIGHBOURING SITES NOR WILL IT AFFECT THE CURRENT LEVEL OF SUNLIGHT OR DAYLIGHT ENJOYED BY NEIGHBOURING PROPERTIES.

SCALE

THE CONSERVATORY SIZE HAS BEEN KEPT IN KEEPING WITH AND IN RELATION TO THE EXISTING BUILDING.

LANDSCAPING

THE EXISTING DECKING WILL BE REMOVED AND WHEN THE CONSTRUCTION OF THE CONSERVATORY HAS BEEN COMPLETED, THE AREA SURROUNDING THE CONSERVATORY WILL BE LANDSCAPED AND MADE GOOD.

APPEARANCE

THE DESIGN HAS BEEN CREATED TO ENABLE THE CONSERVATORY TO MATCH THAT OF THE EXISTING PROPERTY. THE FRAME AND WINDOWS OF THE CONSERVATORY WILL BE BROWN UPVC FRAMED DOUBLE GLAZED UNITS.

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ACCESS

THE EXISTING ACCESS TO THE PROPERTY WILL NOT NEED TO BE DISRUPTED OR DISTURBED. IT WILL NOT BE NECESSARY TO DISTURB ANY SHRUBS OR BUSHES OF ANY CONSEQUENCE SURROUNDING THE PROPERTY.

OTHER MATTERS

A TREE SURVEY IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE. THERE ARE NO TREES OVERHANGING THE SITE OF THE DEVELOPMENT. AN ARBORICULTURAL STATEMENT IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE, THERE ARE NO TREES OVERHANGING THE SITE OF THE DEVELOPMENT.

A FOUL SEWERAGE AND UTILITY ASSESSMENT, A LAND CONTAMINATION STATEMENT AND A UTILITIES STATEMENT ARE NOT ENCLOSED AS THEY ARE THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE.

A HERITAGE ASSET STATEMENT IS NOT ENCLOSED AS THIS PROPOSAL DOES NOT AFFECT SCHEDULED ANCIENT MONUMENTS, AREAS OF ARCHAEOLOGICAL INTEREST, BUILDINGS OF LOCAL, VISUAL OR HISTORIC INTEREST, HISTORIC PARKS AND GARDENS OR HISTORIC BATTLEFIELDS.

FURTHER THE PROPERTY IS NOT A LISTED BUILDING AND IS NOT WITHIN THE CONFINES OF A CONSERVATION AREA. IT IS NOT IN AN AREA OF OUTSTANDING NATURAL BEAUTY AND IS NOT IN THE NATIONAL PARK.

A BIODIVERSITY REPORT IS NOT ENCLOSED AS IT IS NOT THOUGHT NECESSARY IN THIS INSTANCE. HOWEVER THE APPLICANTS CONFIRM THAT THEY HAVE NOT SEEN ANY EVIDENCE OF PROTECTED SPECIES USING THE APPLICATION SITE INCLUDING BAT ROOSTS, BIRDS NESTS OR SIGHTINGS OF SPECIES SUCH AS BATS, BADGERS, DORMICE, OTTERS, SLOW WORMS, ADDERS, GRASS SNAKES, COMMON LIZARDS, SOUTHERN DAMSELFLIES, GREAT CRESTED NEWTS, WATER VOLES AND NESTING BIRDS.

THE PROPERTY DOES HAVE PROVISION FOR PARKING AND THIS PROPOSAL DOES NOT REQUIRE ANY FURTHER PROVISION FOR PARKING OR ANY DISTURBANCE TO THE EXISTING PARKING PROVISION.

FLOOR LEVEL ELEVATIONS ARE NOT ENCLOSED AS THE PROPERTY DOES NOT SIT ON A SLOPING SITE. THE FLOOR LEVEL OF THE PROPOSED CONSERVATORY WILL BE THE SAME AS THE EXISTING FLOOR LEVEL OF THE PROPERTY.

I CONFIRM THAT TO THE BEST OF THE APPLICANTS KNOWLEDGE, THE PROPERTY IS NOT SITED WITHIN:-

MAIN RIVER BYE-LAW DISTANCE
FLOOD ZONE 3
FLOOD ZONE 2
FLOOD ZONE 1



HOWEVER, IN ACCORDANCE WITH THE LOCAL AUTHORITY GUIDELINES, TOGETHER WITH THOSE OF THE ENVIRONMENTAL AGENCY, I CONFIRM THAT AS THE PROPOSED DEVELOPMENT IS DEEMED TO BE A DOMESTIC EXTENSION SHOULD THE PROPERTY BE IN A FLOOD RISK AREA:-

* THE FLOOR LEVEL OF THE PROPOSED DEVELOPMENT WILL BE SET NO LOWER THAN THE EXISTING FLOOR LEVEL OF THE PROPERTY.

* THE FOOTINGS WILL BE DUG TO A MINIMUM DEPTH OF ONE METER, A BISON BEAMED BASE WILL THEN BE CONSTRUCTED AND THE INTERNAL PART OF THE EXTERNAL CAVITY WALL WITH BE TANKED WITH A WATERPROOF SEAL.

THE AGENT TAKES NO RESPONSIBILITY FOR ANY INCORRECT INFORMATION SUPPLIED BY THE APPLICANTS. IT IS UNDERSTOOD THAT ALL INFORMATION SUPPLIED IS CORRECT TO THE BEST OF THE APPLICANTS KNOWLEDGE.

FURTHER IT IS NOT THE AGENTS RESPONSIBILITY TO ACT ON BEHALF OF THE APPLICANT SHOULD THE PARTY WALL ACT BE RELEVANT IN THIS INSTANCE. *THE APPLICANTS* SHOULD SATISFY THEMSELVES THAT SHOULD THE ACT BE RELEVANT BY TAKING LEGAL ADVICE.

SIGNED ON BEHALF OF, AND UPON INFORMATION RECEIVED, FROM THE APPLICANTS.

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ANGELA L FORD (MRS)

4TH FEBRUARY 2011

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