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DESIGN STATEMENT FOR PROPOSED ALTERATIONS TO 11 BEECHWORTH ROAD, HAVANT

PROPOSAL

This "Design Statement" accompanies a planning application for the erection of a 2-storey rear extension to 11 Beechworth Road, Havant. The proposal is a full application submitted on behalf of the property owners.

A previous application for a ground floor rear extension was submitted and approved on 10 February 2011, Plan No. APP/10/01007. This has not yet been constructed by the applicant

It is now proposed to extend at first floor level to provide additional bedroom space over the already approved ground floor extension. The addition would extend 3.0m from the rear of the existing property at first floor level.

Advise has been sort with Planning prior to an application being submitted, and comments were received by letter dated 21 April 2011 ref: GEN/11/00424. It was thought that the first floor extension may have an overbearing impact on No. 13 Beechworth Road.

The proposed first floor extension will be approximately 6.4m from the side the neighbouring property, with no overlooking.

Light will still be allowed into the side window of No.13, and we attached 3D images to show the minimum impact the proposed extension would have on daylight. We show how the shadowing exists at present and also with proposal.

We have indicated the shadowing from September to December when the sun is lower and therefore worst case scenario.

It can be seen that there is very minimal change between existing and proposed.

If the proposal was for a 2-storey rear extension, 3.0m at ground and first floor from rear of existing property, it could possibly be done under permitted development, and would therefore assume that this would be taken into consideration of this application.

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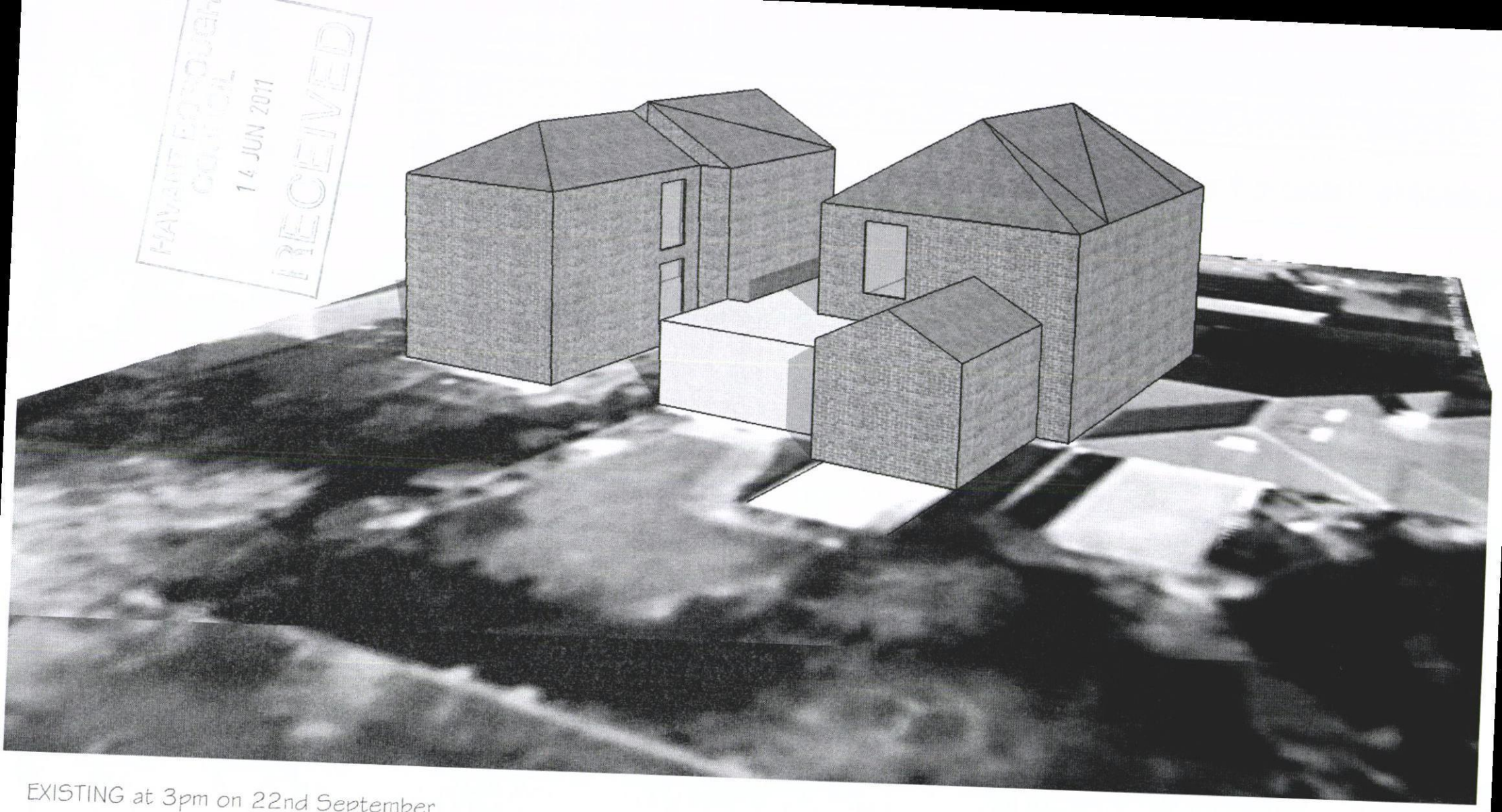

EXISTING at 3pm on 22nd September

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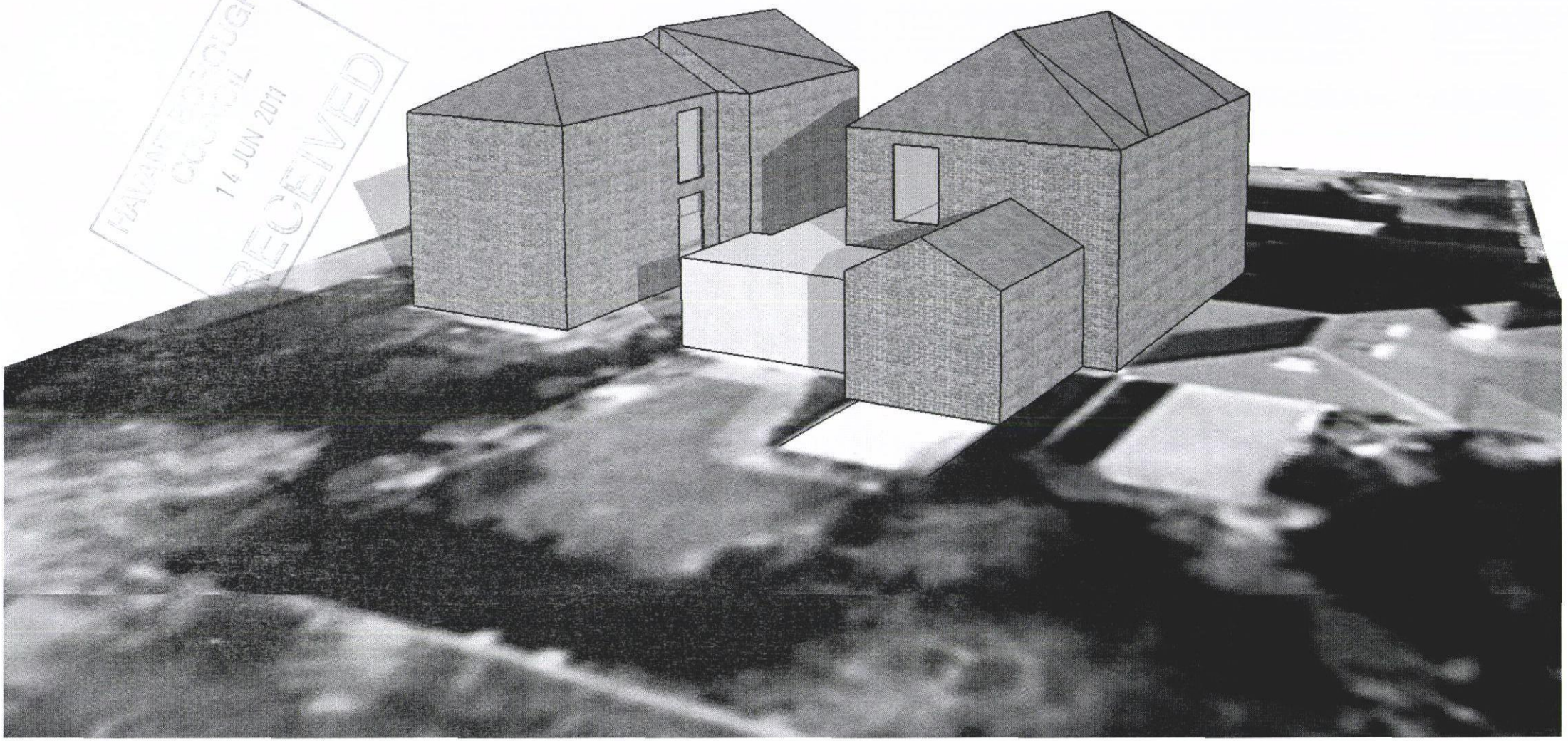

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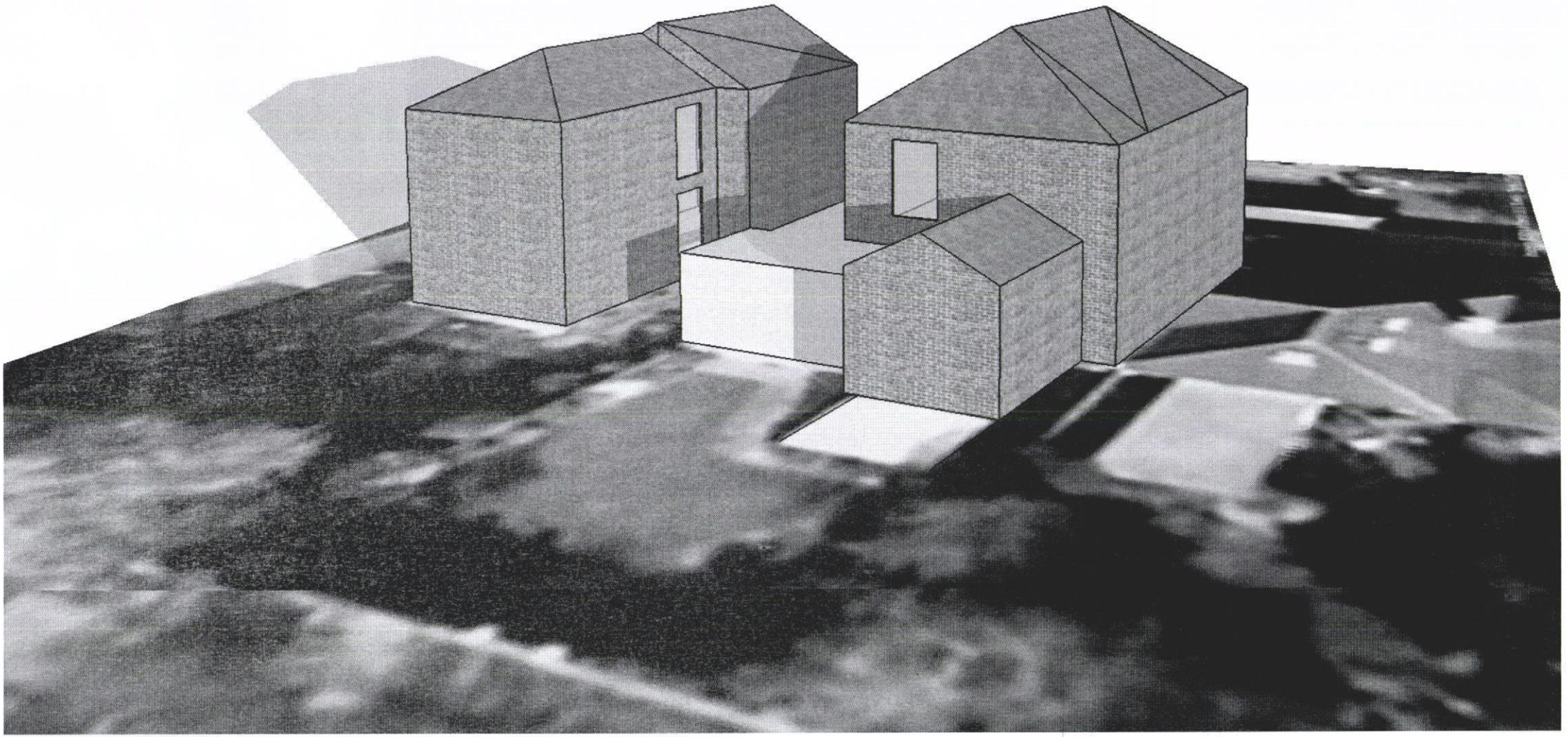

EXISTING at 3pm on 22nd November

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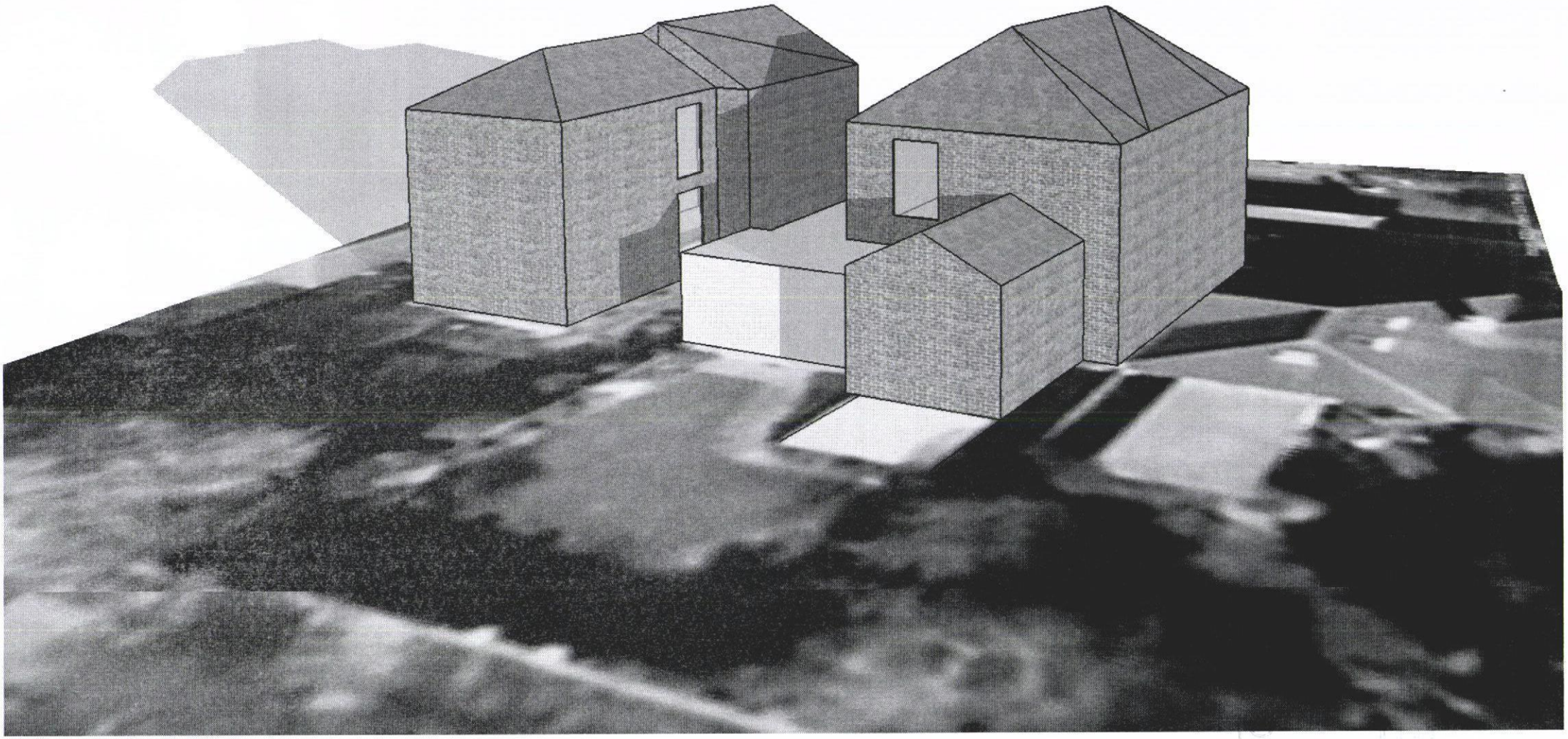

EXISTING at 3pm on 22nd December

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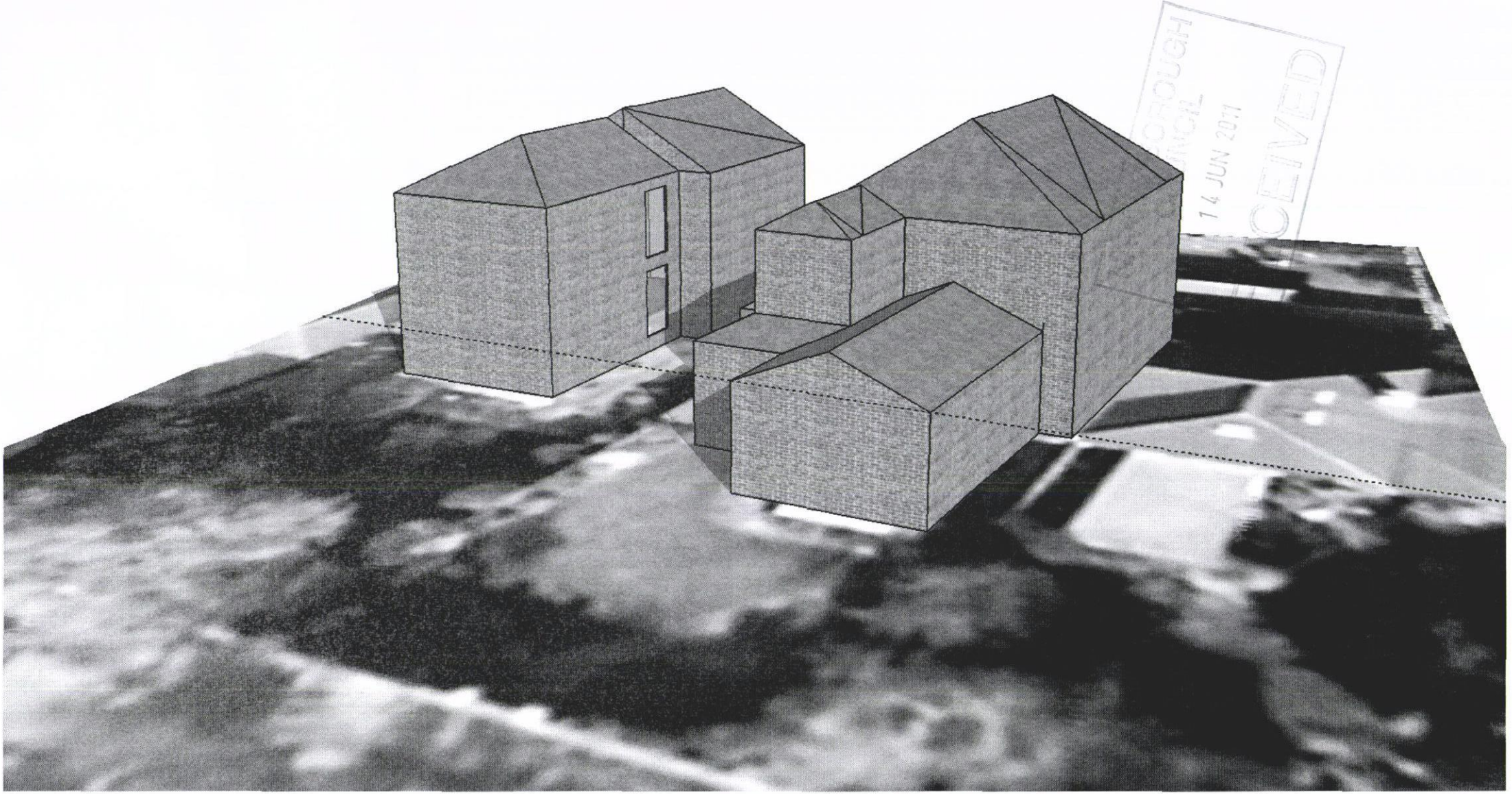

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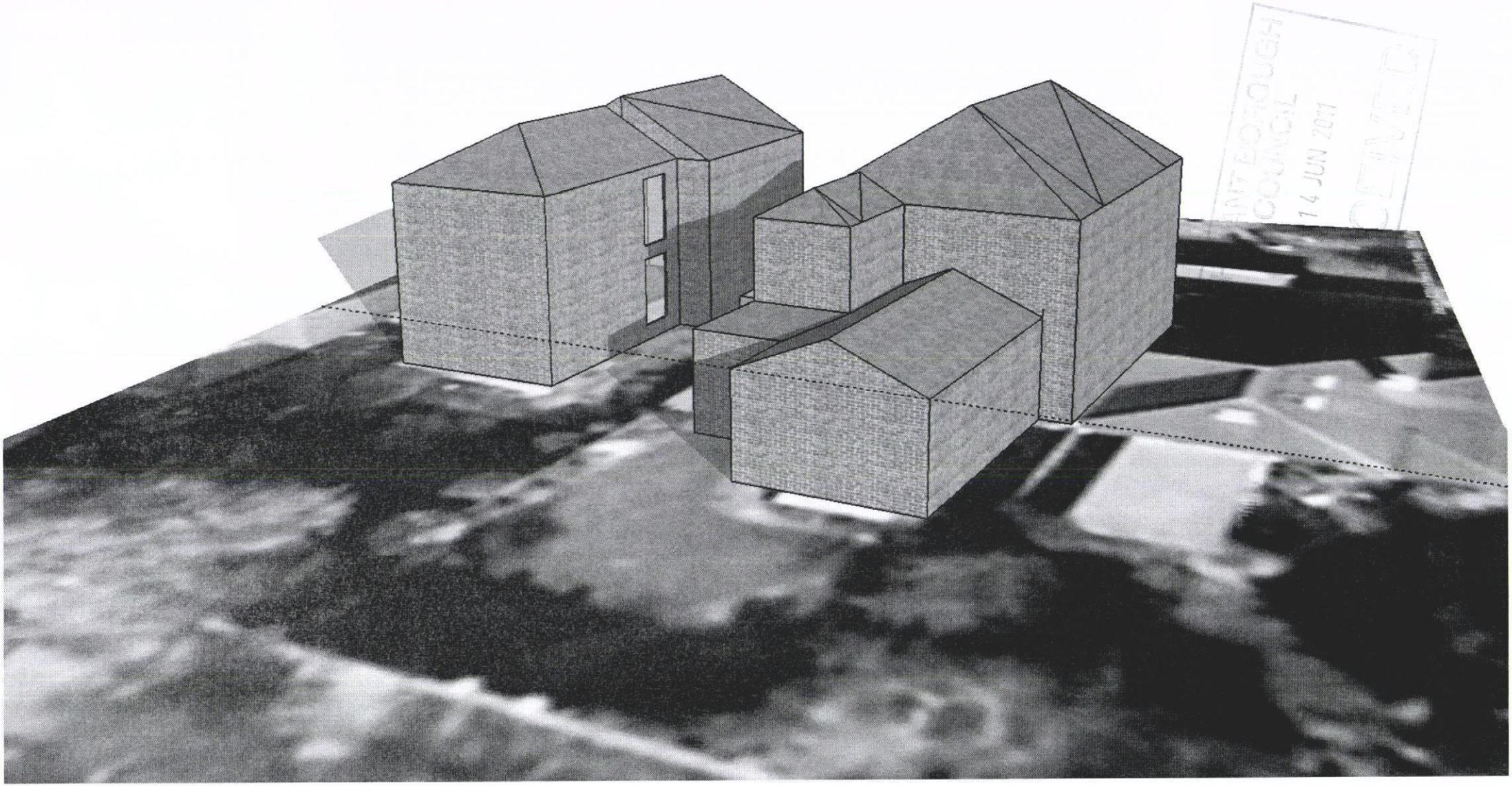

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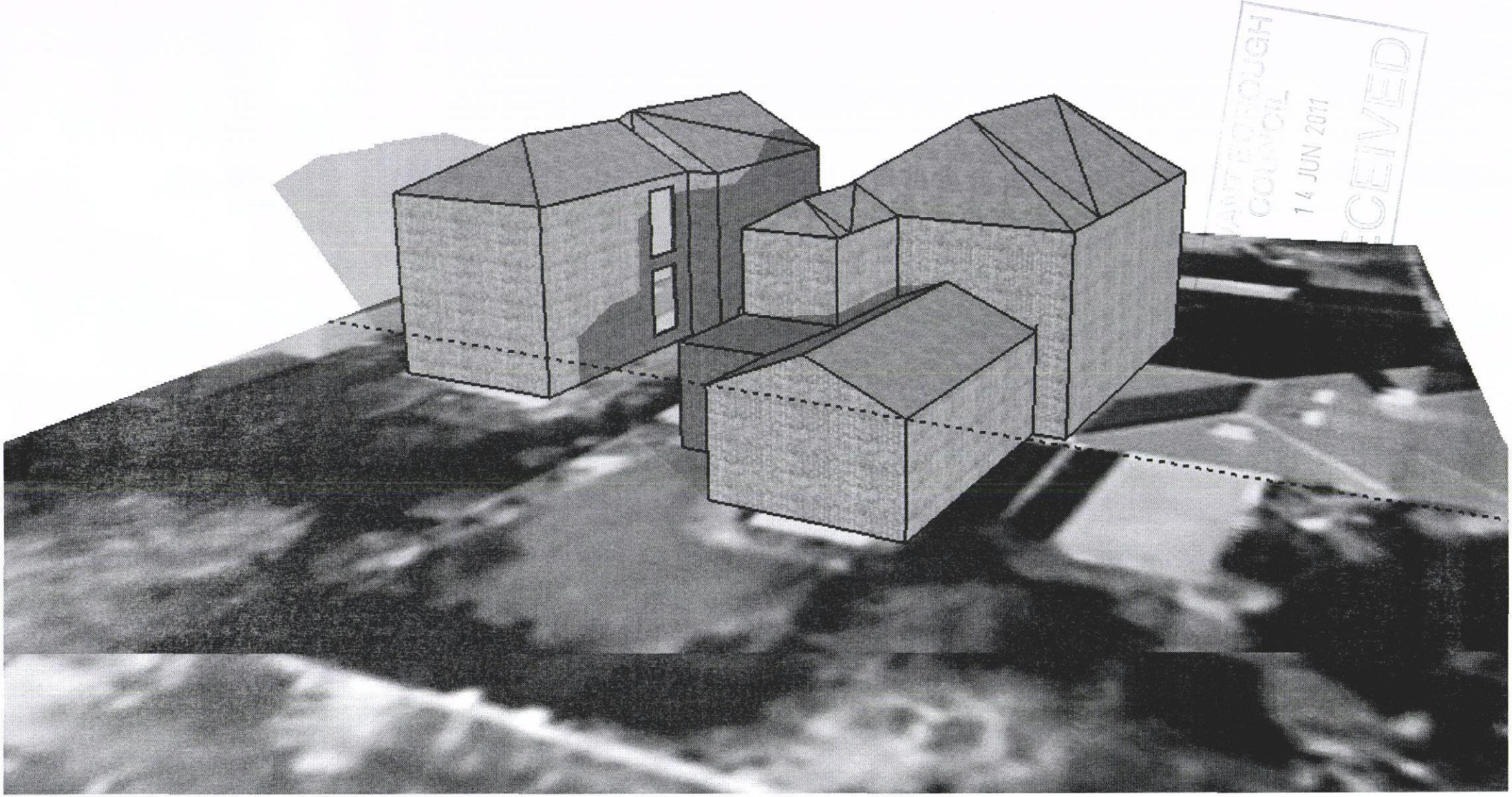
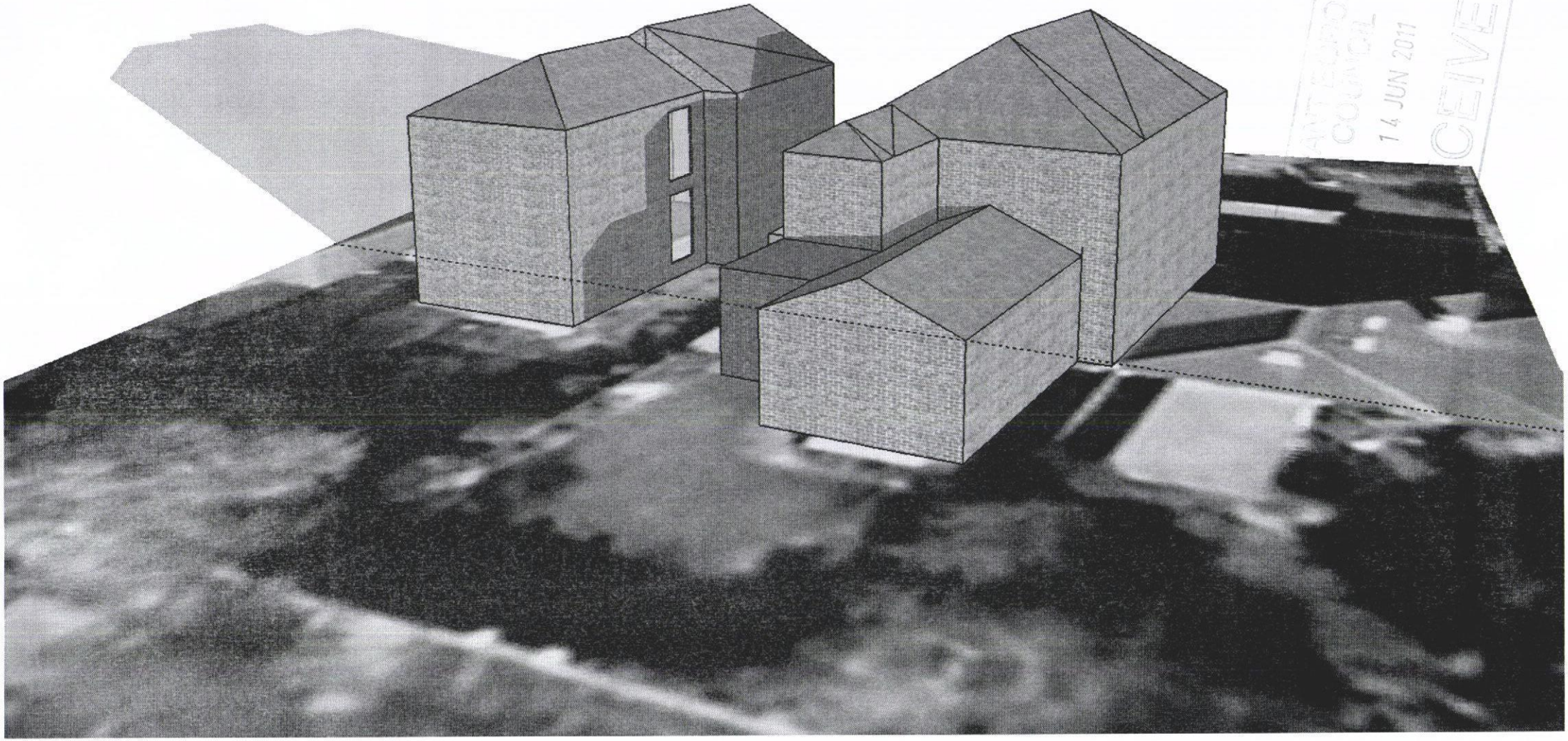


PROPOSED at 3pm on 22nd November



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PROPOSED at 3pm on 22nd December