

December 2021

Planning Statement

Proposed two storey extension to the side elevation with single storey rear element.

at

42 Burnside, Waterlooville, Hampshire, PO7 7QG.



Introduction

This planning statement is in support of an application for a householder planning application for 42 Burnside, Waterlooville by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

42 Burnside is set on an established residential street of semi-detached dwellings close to the centre of Waterlooville. The street scene is dominated by pairs of semi's with large windows, pitched roof porches, brickwork and render finish to the elevations and concrete roof tiles. The houses are generally set back some 10m from the road providing car parking and front gardens to the houses.

The property is a mid century brick built with a flat roof rear extension which is open to the kitchen and connected to the dining room via a pair of French doors. This extension is named as Conservatory on the existing floor plans. A single storey flat roof garage sits alongside the house the east elevation and this protrudes back into the rear garden beyond the line of the conservatory. The rear elevation is a mix of painted brickwork, facing brick and painted blockwork.



The rear elevation of 42 Burnside – camera faces north west.

The current layout is fragmented, and the rear extension is dilapidated and not thermally efficient. The need to address this issue has made the applicants consider how the house could benefit from more significant alterations that would enable their growing family to remain at the property instead of looking for a larger house.

The Proposal – Design and impact

The alterations proposed to the house will provide for a much improved layout at ground floor which will be fit for the applicants and their growing family. The additional space and bedrooms at first floor will provide the required space for the family and enable them to continue to work from home when needed.

The roof design is in keeping with other similar extensions in the road and the porch roof breaks up the elevations and has allowed us to play with the finish materials. The first floor rooms have been designed to allow for good quality light and air to the bedrooms without unduly affecting the amenity of the neighbouring houses.

The infill of the rear corner at ground floor with a feature band to the single storey extension settles well into the design and provides a contemporary touch to the rear elevation.



The front elevations of 40 and 42 Burnside showing the ridge line to number 40



Recently completed extensions on the other side of Burnside showing the ridge height continuous.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies. Properties we have seen in the street have been extended with the ridge running through at the same level as the existing. We are proposing this design so as to coordinate with the rest of the street scene.

Evaluation

The proposed alterations to the property has been designed to meet my client's brief for providing a suitable house for a growing family. There has been several approved applications nearby over the last few years, it is our opinion that the proposals to 42 are similar in scale and to these approved applications.

Amount

The existing and proposed floor areas for the house is as shown in the table below:

Floor	Existing	Proposed
Ground Floor Habitable	46m ²	85m ²
Frist Floor Habitable	37m ²	75m ²
Garage	26m ²	17m ²



Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed by Mark Davsion

For and on behalf of iDraw Architecture