

PLANNING APPLICATION

PRIOR NOTIFICATION

PROJECT:

GROUND FLOOR REAR EXTENSION

Agents Name: Mr James Jay

Client Name: Mr Jeremy Dyer

Site Address: 34 Mill Road, Waterloooville, PO7 7AR

05/04/2016



Content:

Doc/Ref:

Supporting Letter

Planning Application

Design and Access Statement

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Disclaimer



Planning Department - Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

5th April 2016

Dear Sir/Madam,

RE: PRIOR NOTIFICATION PLANNING APPLICATION FOR PROPOSED GROUND FLOOR REAR EXTENSION

Property Address: 34 Mill Road, Waterlooville, PO7 7AR

Please find the enclosed Prior notification planning application for the alteration of the existing dwelling, providing a rear ground floor extension. This application includes the completed application form, Design and Access Statement, application drawings and an application fee.

Background

The existing dwelling is a semi-detached three bedroom house of brick construction dating from the 1930's. An additional rear extension has been added after original built. The site is within a Settlement Policy Boundary and is well screened with timber fencing and hedges. There is off road parking for four vehicles.

Proposal

The proposed scheme will seek to remove the existing rear ground floor extension in favour of a new rear ground floor extension. The proposed extension will provide an additional space to the existing kitchen and dining room.

The proposed extension will use a mono-pitched roof design sympathetic to the existing and neighbouring dwelling and will use materials in keeping.

The proposed rear extension will be well screened from the street scene. The rear extension will connect to the existing neighbouring extension.

The proposed scheme has been design within extended permitted development prior notification Rules.

cont...

**Planning Policy**

The following planning policies have been considered and applied to produce the proposed development:

The site is within a Settlement Policy Boundary.

Policy CS16 - High Quality Design.

Assessment

The principle of the proposal is established in local plan policy GS2.

The design respects the character of the existing dwelling reflecting the proportions, materials and features of existing properties within the local area. The proposal also provides an opportunity to enhance the function of the property whilst adding thermal efficiency and security.

Conclusion

The proposed scheme represents an appropriate addition to the existing dwelling, consistent with local housing, planning policy and in keeping with the surrounding area.

If you have any questions about the application, please do not hesitate to contact us.

Yours faithfully,



Mr James Jay
Agent
The Planning Service

Notification of a Proposed Larger Home Extension

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Schedule 2, part 1 (Class A.1(ea))

This notification can be used by a household to notify a local planning authority of the intention to use the [permitted development rights](#) to build a single-storey rear extension of greater than four metres up to eight metres for a detached house and greater than three metres up to six metres for any other type of house outside Article 1(5) land* and sites of special scientific interest.

*(Land within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area and land within World Heritage Sites.)

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post. It is important that you read the accompanying guidance notes as incorrect completion will delay the consideration of your notification.

1. Householder Name and Address	2. Agent Name and Address
Title: Mr First name: Jeremy	Title: Mr First name: James
Last name: Dyer	Last name: Jay
Company (optional):	Company (optional): The Planning Service
Unit: House number: 34 House suffix:	Unit: House number: 135 House suffix:
House name:	House name:
Address 1: Mill Road	Address 1: North Lane
Address 2:	Address 2: Clanfield
Address 3:	Address 3:
Town: Waterlooville	Town: Waterlooville
County: Hampshire	County: Hampshire
Country: England	Country:
Postcode: PO7 7AR	Postcode: PO8 0RL

3. Site Address Details

Please provide the full postal address of the application site.

House number: 34	House suffix:
House name:	
Address 1: Mill Road	
Address 2: Waterlooville	
Address 3: Hampshire	
Address 4:	
Postcode: PO7 7AR	

4. Description of the Proposal

Please describe the proposed single-storey rear extension.

Proposed ground floor rear extension after removal of existing extension

(a) How far will the proposed extension extend beyond the rear wall of the original dwelling measured externally ?

4.54metres

(b) What will be the maximum height of the proposed extension, measured externally from the natural ground level?

3.6metres

(c) What will be the height at the eaves of the proposed extension, measured externally from the natural ground level?

2.4metres

(d) Is the property? (tick one only)

☐ (i) Detached

☒ (ii) Other

5. Addresses of any adjoining properties

You are required to identify and provide the addresses of all the adjoining premises to your property:

Address 1:

32 Mill Road, Waterlooville, Hampshire PO7 7AR

Address 2:

Address 3:

Address 4:

Address 5:

Address 6:

Address 7:

Address 8:

Please provide details of any additional adjoining premises on a separate sheet if necessary.

6. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

☒ A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our [Buy-a-Plan service](http://www.planningportal.gov.uk/buyaplan) (www.planningportal.gov.uk/buyaplan)

☐

7. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Householder:

Or signed - Agent:

Date (DD/MM/YYYY):

James Jay

08/04/2016

(date cannot be pre-application)

8. Householder Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

info@theplanningservice.co.uk

DESIGN AND ACCESS STATEMENT

34 MILL ROAD, WATERLOOVILLE, PO7 7AR



(image showing proposed)

This statement has been prepared in support of the Prior notification application for planning permission for alteration of the existing dwelling in favour of a new rear ground floor extension.

Context

The existing dwelling is semi-detached house, built using brick cavity walls. The property is a family home, situated on a residential road with a variety of property styles.

The front boundary is adjacent to Mill Road. The rear and side boundaries of the property back on to the gardens of the neighbouring properties. The location of this house, its proportion and layout has been considered when making the design proposal.

Use

The proposed use is residential.

Amount

The extension will increase the ground floor living space with comfortable proportions. The extension and outbuilding will increase the foot print from 64.8m² to 72.5m².

Layout

The internal use of the existing ground floor of the dwelling will be altered to accommodate: additional space to the existing kitchen and dining room. The completed proposed scheme will provide, entrance hall, lounge, kitchen diner, shower room / wc, three bedrooms and bathroom.

Scale

The proposed extension will extend out from the original rear elevation by 4.5 meters;. The extension will span the full width of the dwelling, 5.4 meters and connect with the neighbouring extension. The total height of the extension from ground will be less than 4 meters. Proposed eaves are to be below the existing.

Landscaping

The gardens to the front of the property will remain unchanged. The garden to the side will be landscaped to provide grass and planting.

Appearance

All proposed materials are to match the existing dwelling.

The scheme also includes two proposed skylights within the proposed roof over the kitchen diner.

Vehicle access and parking

There is off road parking for four vehicles using the existing drive / hard standing.

Pedestrian and cycle access

Access to the property is made from the front.

Disabled access

Access to the property is made from the front.

Conclusion

The proposed extension represents an appropriate addition to the existing dwelling, consistent with local housing and in keeping with the surrounding area.

04/04/2016

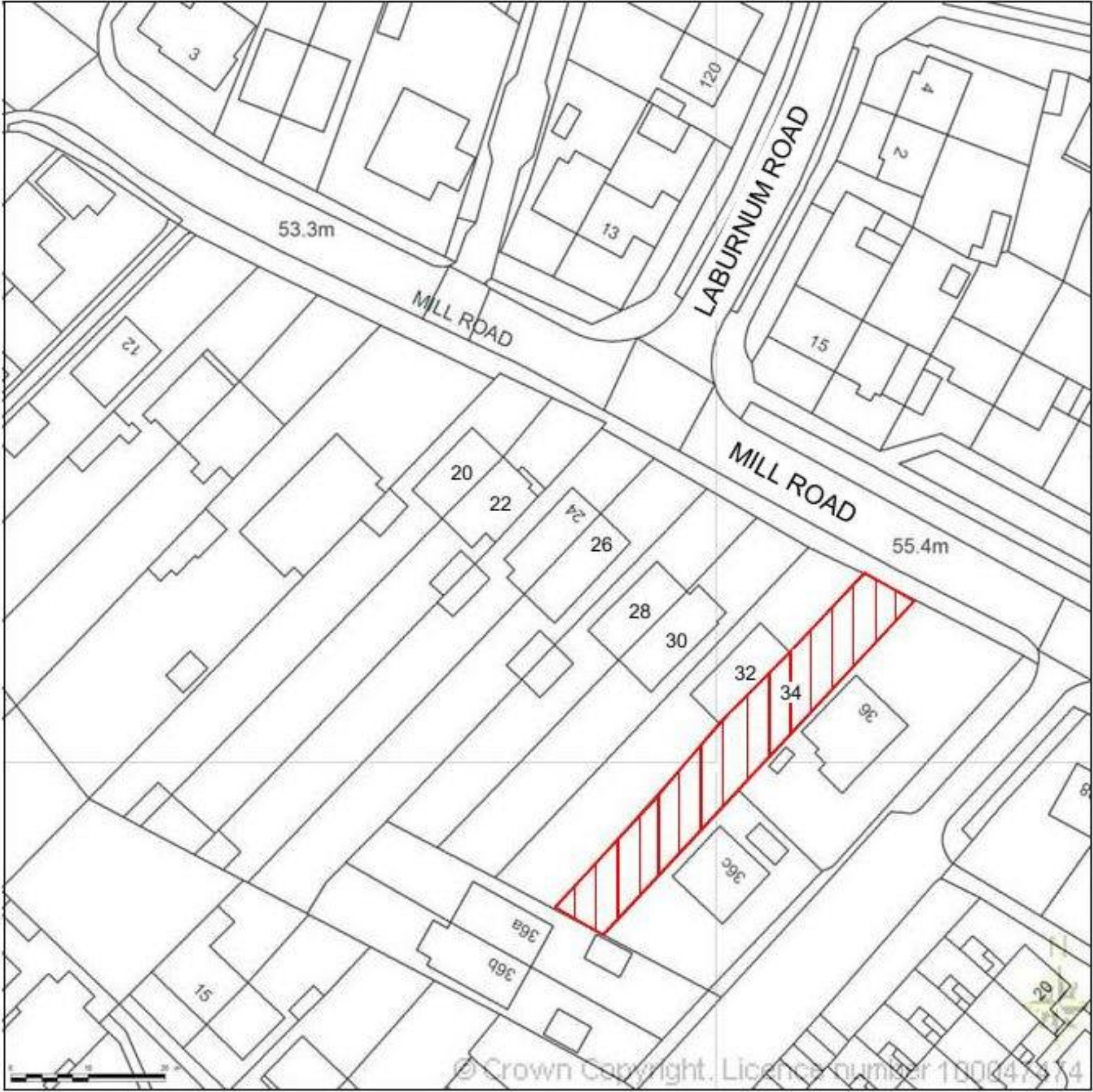
34 MILL ROAD, WATERLOOVILLE, PO7 7AR

EXISTING DETAILS

1 : 500 (1 Ha)



1 : 1250 (2 Ha)



Property Address:
34 Mill Road
Waterlooville
Hampshire
PO7 7AR

District Council: HBC



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The Planning Service
Office, 135 North Lane
Clanfield, Waterlooville
Hampshire PO8 0RL

T: 023 92 597364
F: 0845 519 1103
E: info@theplanningservice.co.uk

Scale is correct when printed to the stated ISO size. Figured dimensions are to be used in preference to scaled sizes and all dimensions must be checked on site by the contractor before commencing work. All dimensions in mm (millimeters) unless otherwise stated. The contractor is to ensure the works are inspected and completed to the satisfaction of the local authority. Compliance with building regulations is not to be assumed.

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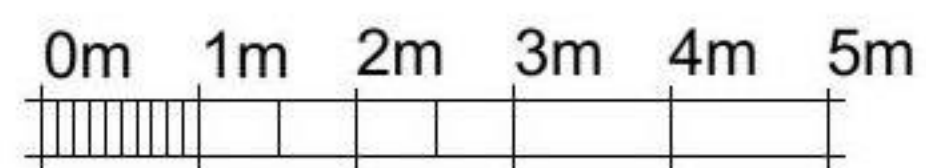
Under the construction (design and management) regulations 2015 (CDM2015) all design work for both residential and commercial development are to conform to those regulations. E&EO.

Jeremy Dyer

34 Mill Road
Waterlooville PO7 7AR

EXISTING LOCATION & BLOCK PLANS

Project number	181.1	E001
Date	05/02/2016	
Drawn by	JJ	
Status	Planning	Scale 100% @ A3

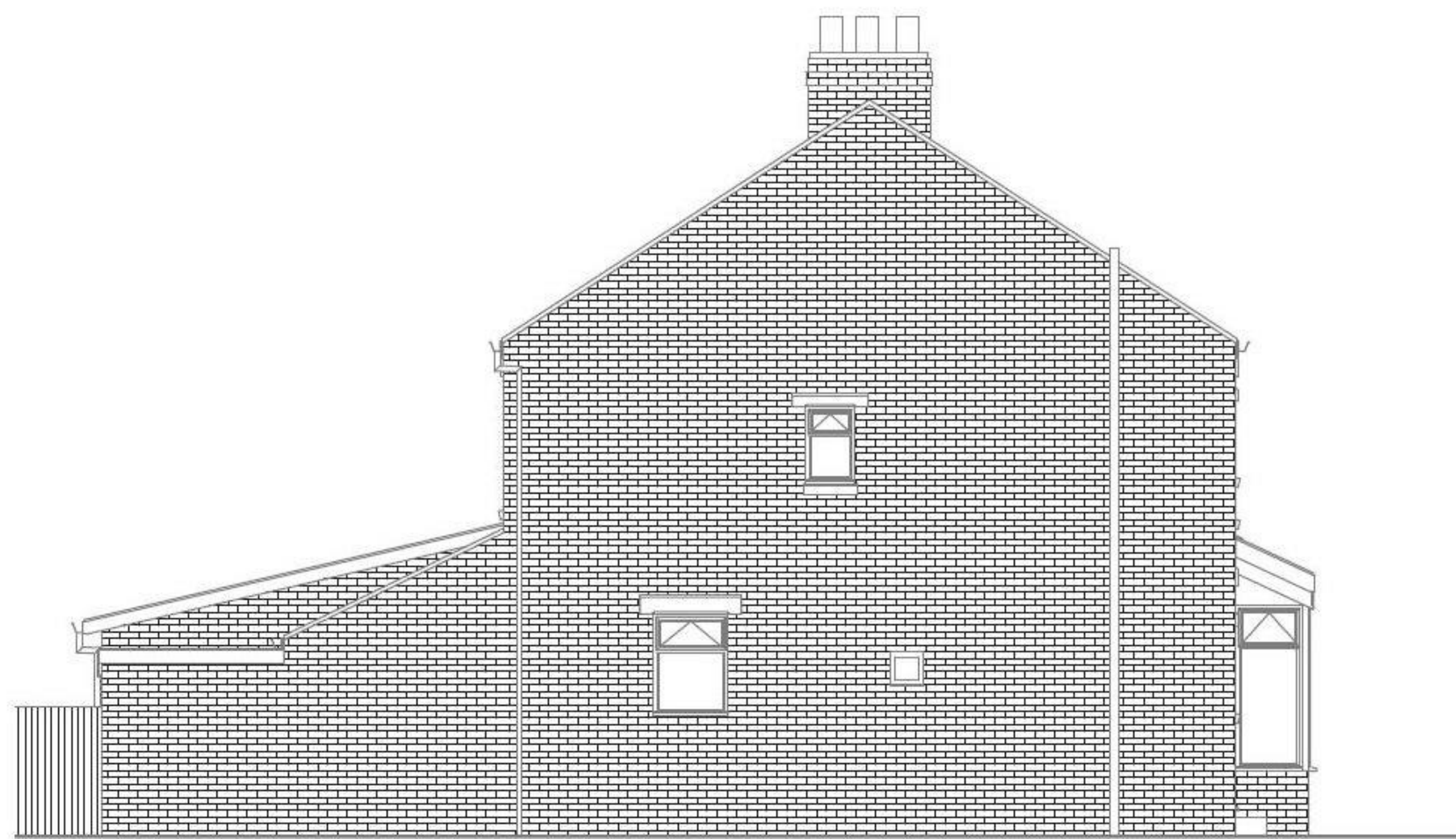


VISUAL SCALE 1:100 @ A3



ELEVATION NORTH EAST

1 : 100



ELEVATION SOUTH EAST

1 : 100



ELEVATION SOUTH WEST

1 : 100



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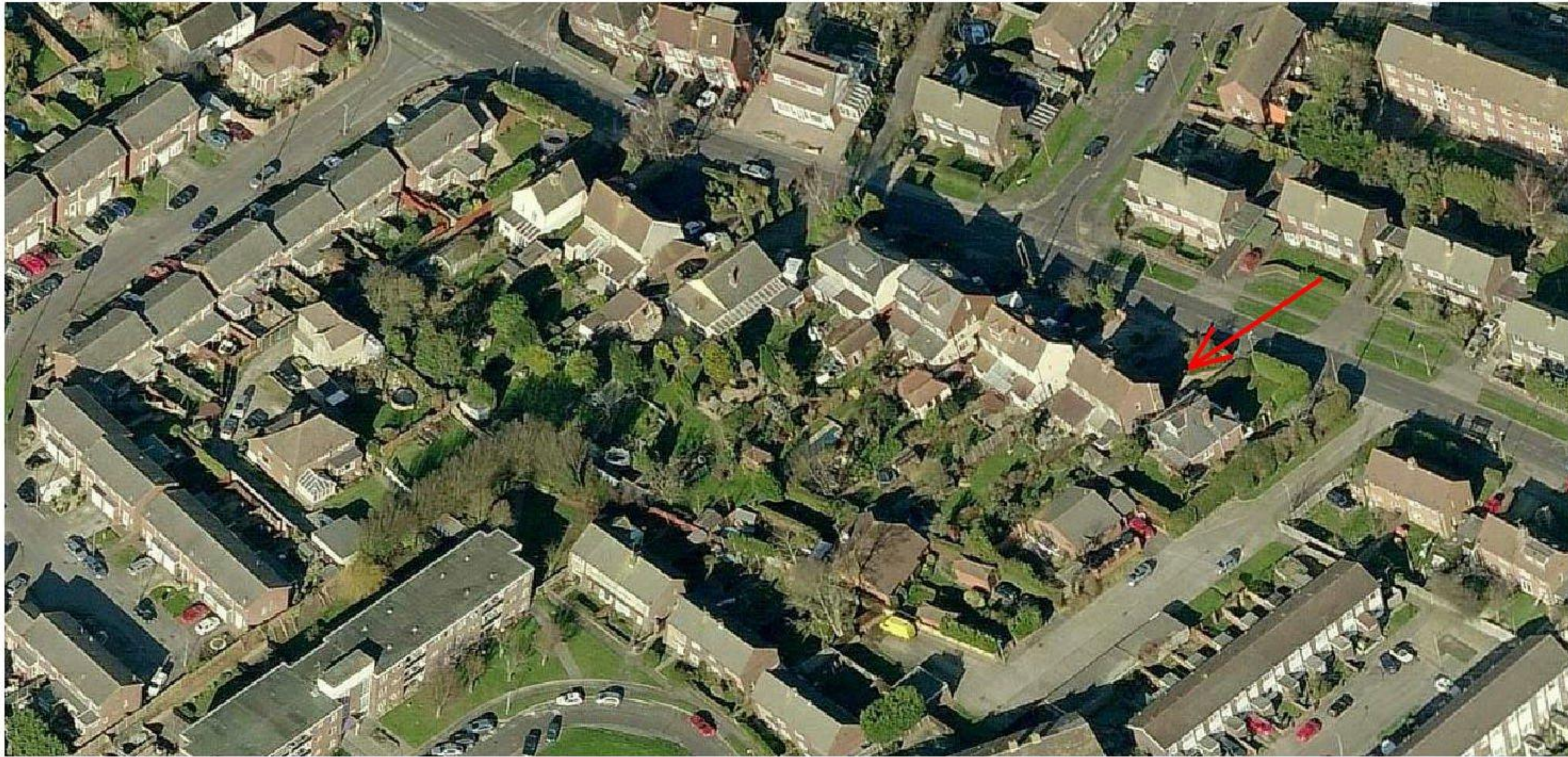
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Jeremy Dyer
34 Mill Road
Waterlooville PO7 7AR

EXISTING ELEVATIONS

Project number	181.1	E002
Date	05/02/2016	
Drawn by	JJ	
Status	Planning	Scale 100% @ A3

1 : 100



IMAGES CLOCKWISE FROM TOP LEFT:
AERIAL VIEW (SE), FRONT ELEVATION (NE), SIDE ELEVATION (SE), REAR ELEVATION (SW), REAR ELEVATION (SW)



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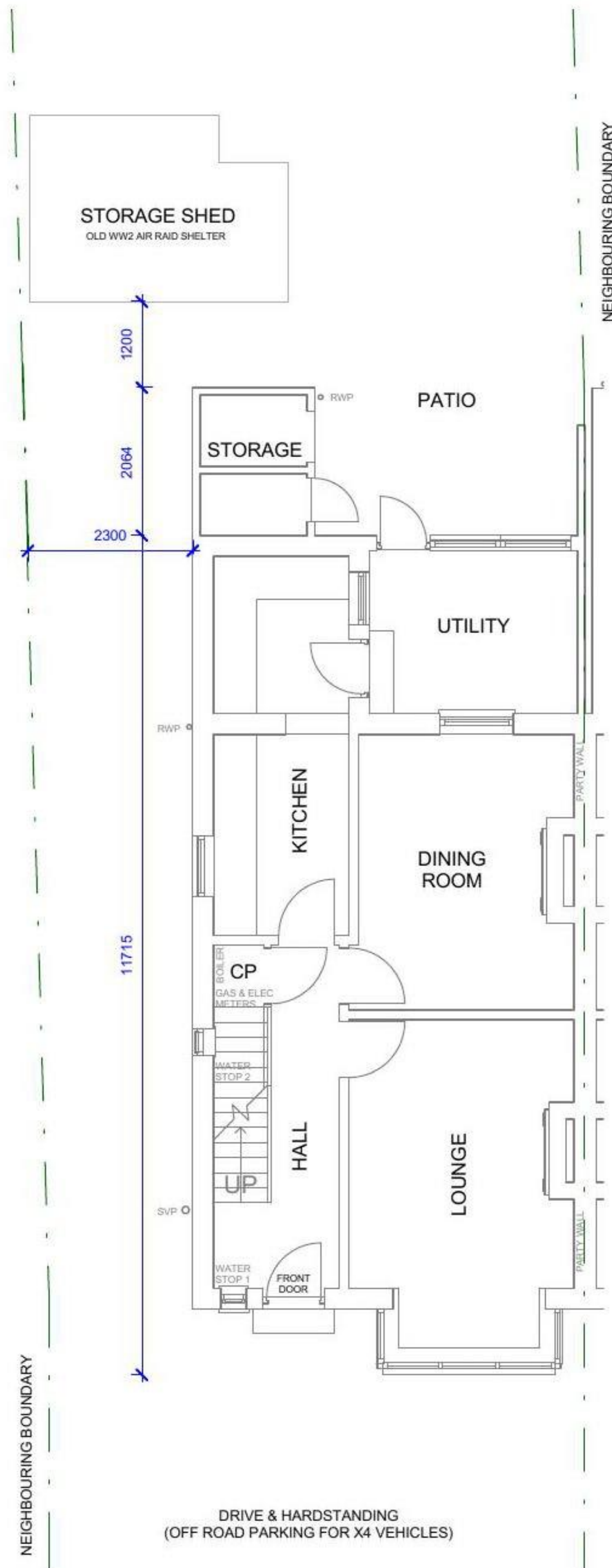
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Jeremy Dyer

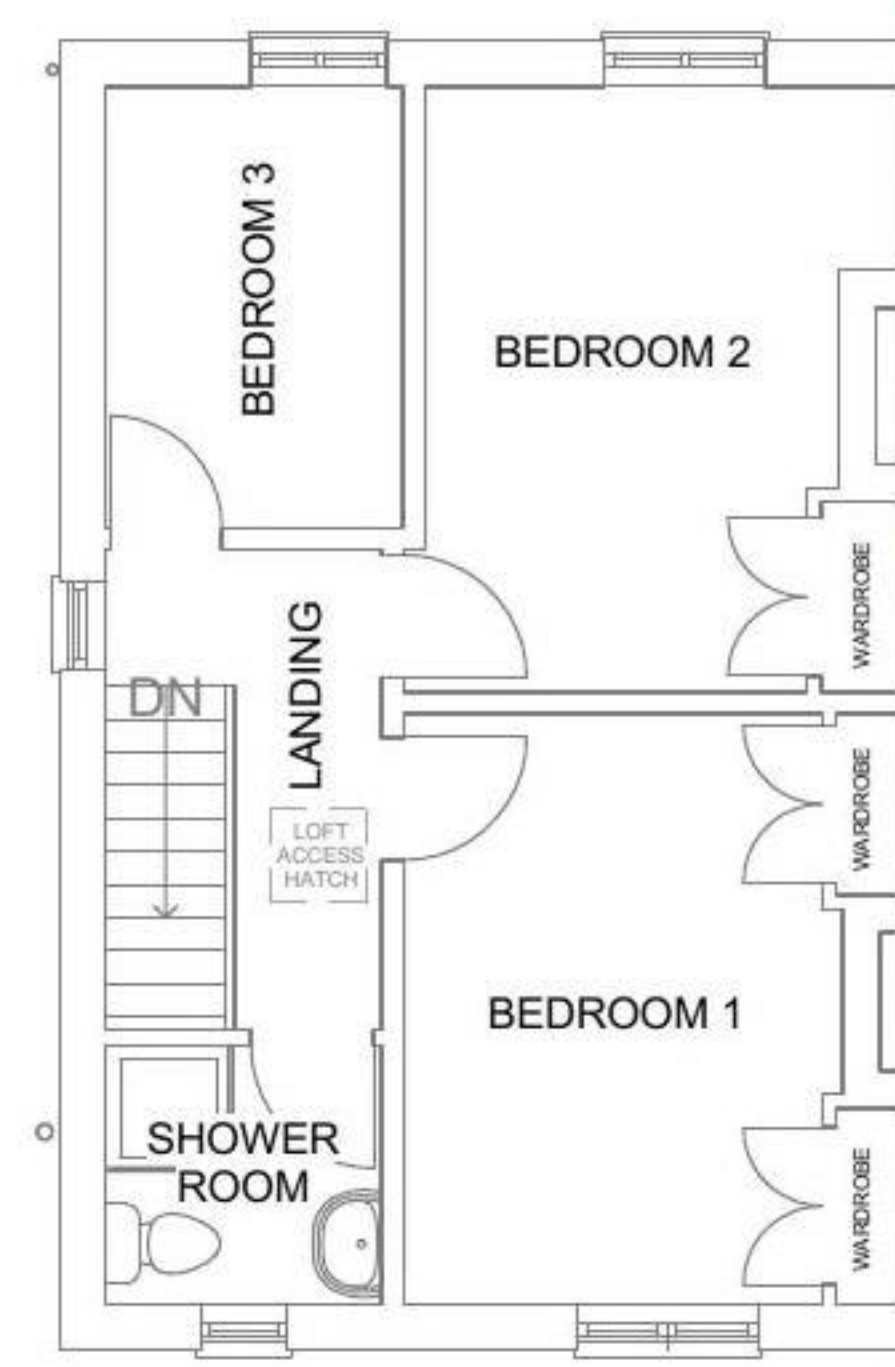
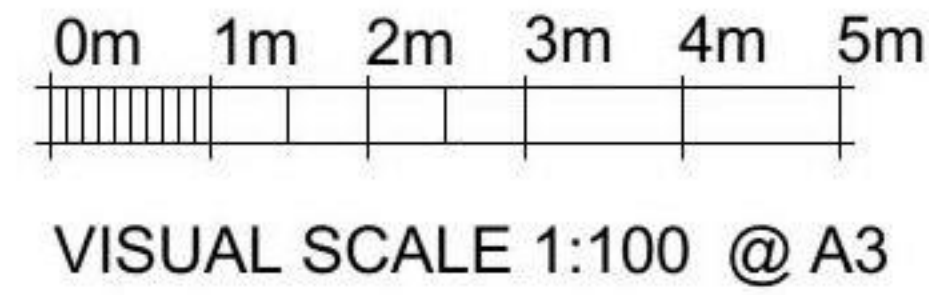
34 Mill Road
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EXISTING PHOTO VIEWS

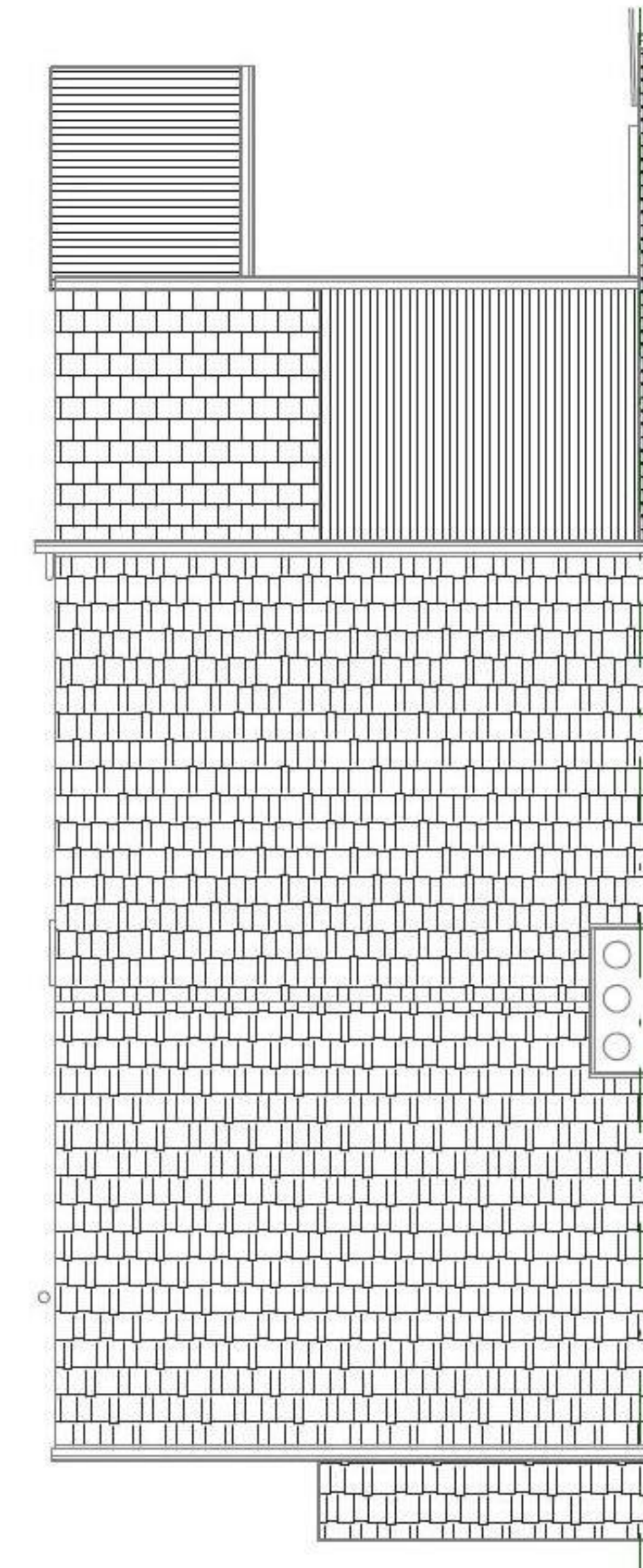
Project number	181.1	E003
Date	05/02/2016	
Drawn by	JJ	
Status	Planning	Scale 100% @ A3



GROUND FLOOR
1 : 100



FIRST FLOOR
1 : 100



ROOF PLAN
1 : 100



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Jeremy Dyer
34 Mill Road
Waterlooville PO7 7AR

EXISTING FLOOR & ROOF PLANS

Project number	181.1	E004
Date	05/02/2016	
Drawn by	JJ	
Status	Planning	Scale 100% @ A3
		1 : 100

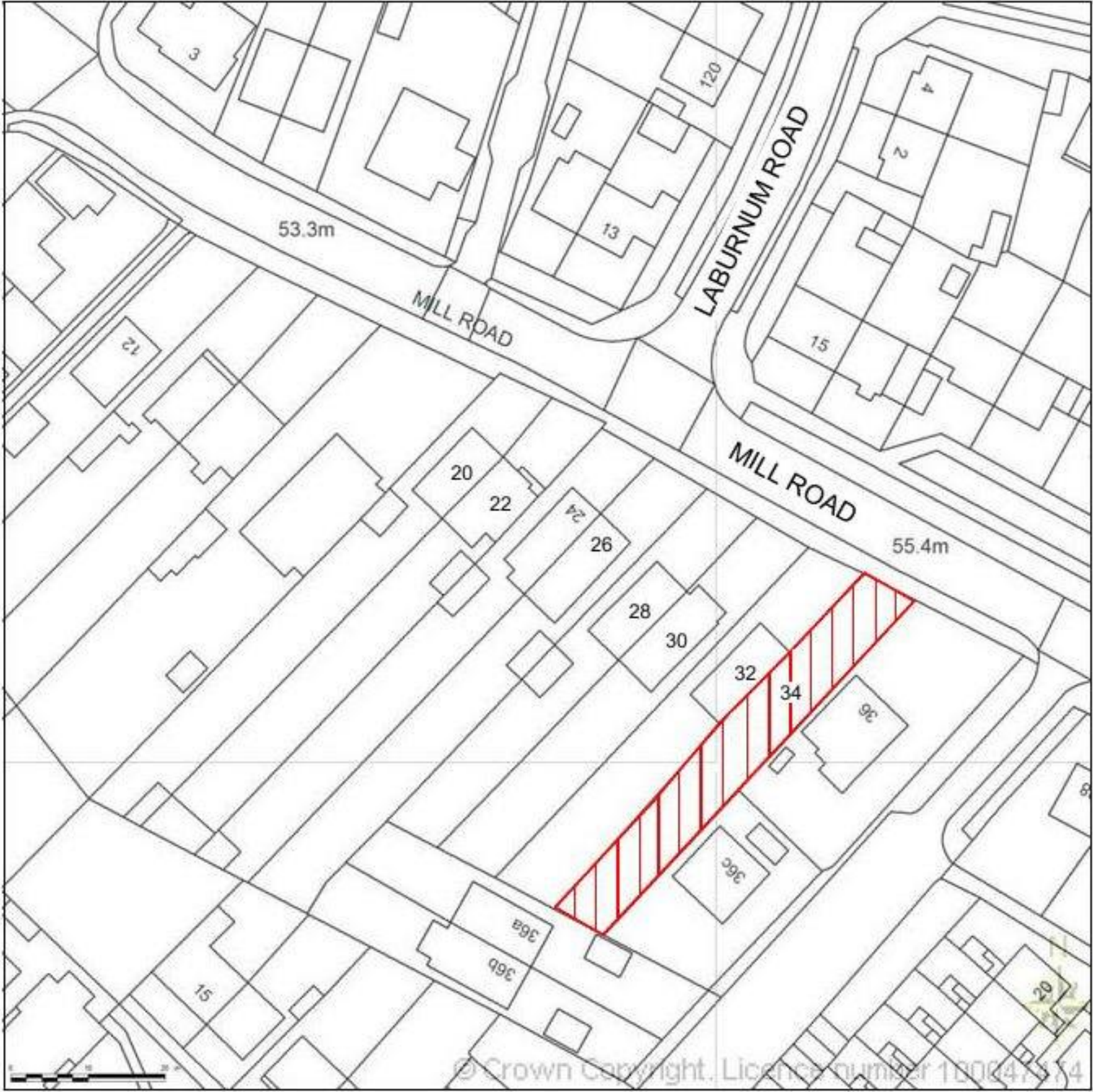
34 MILL ROAD, WATERLOOVILLE, PO7 7AR

PROPOSED DETAILS

1 : 500 (1 Ha)



1 : 1250 (2 Ha)



Property Address:
34 Mill Road
Waterlooville
Hampshire
PO7 7AR

District Council: HBC



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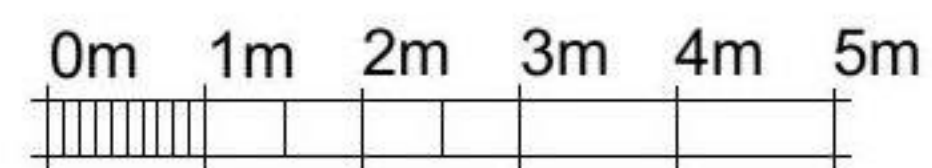
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Jeremy Dyer

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PROPOSED LOCATION & BLOCK PLANS

Project number	181.1	P001
Date	05/02/2016	
Drawn by	JJ	
Status	Planning	
		Scale 100% @ A3

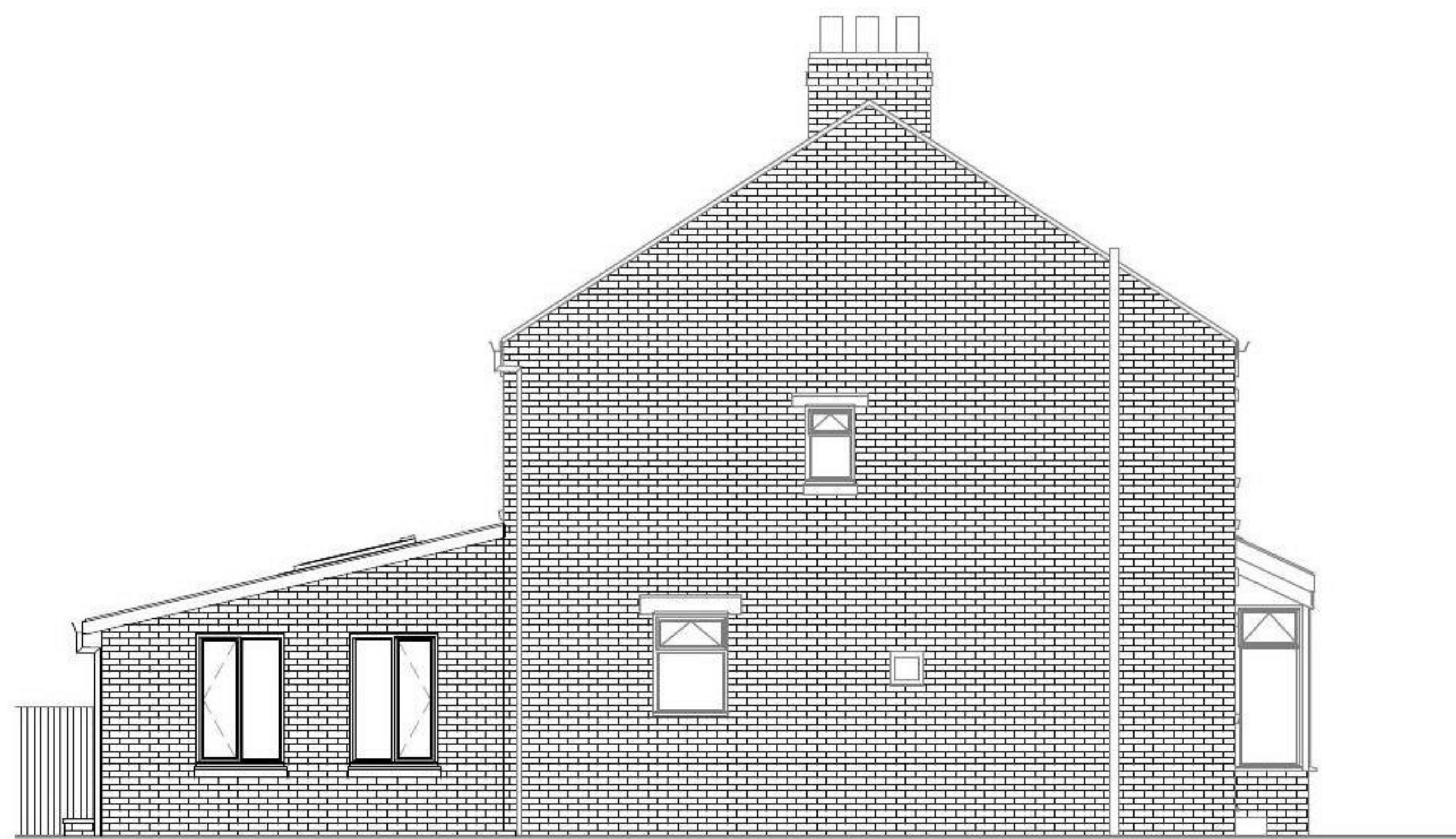


VISUAL SCALE 1:100 @ A3



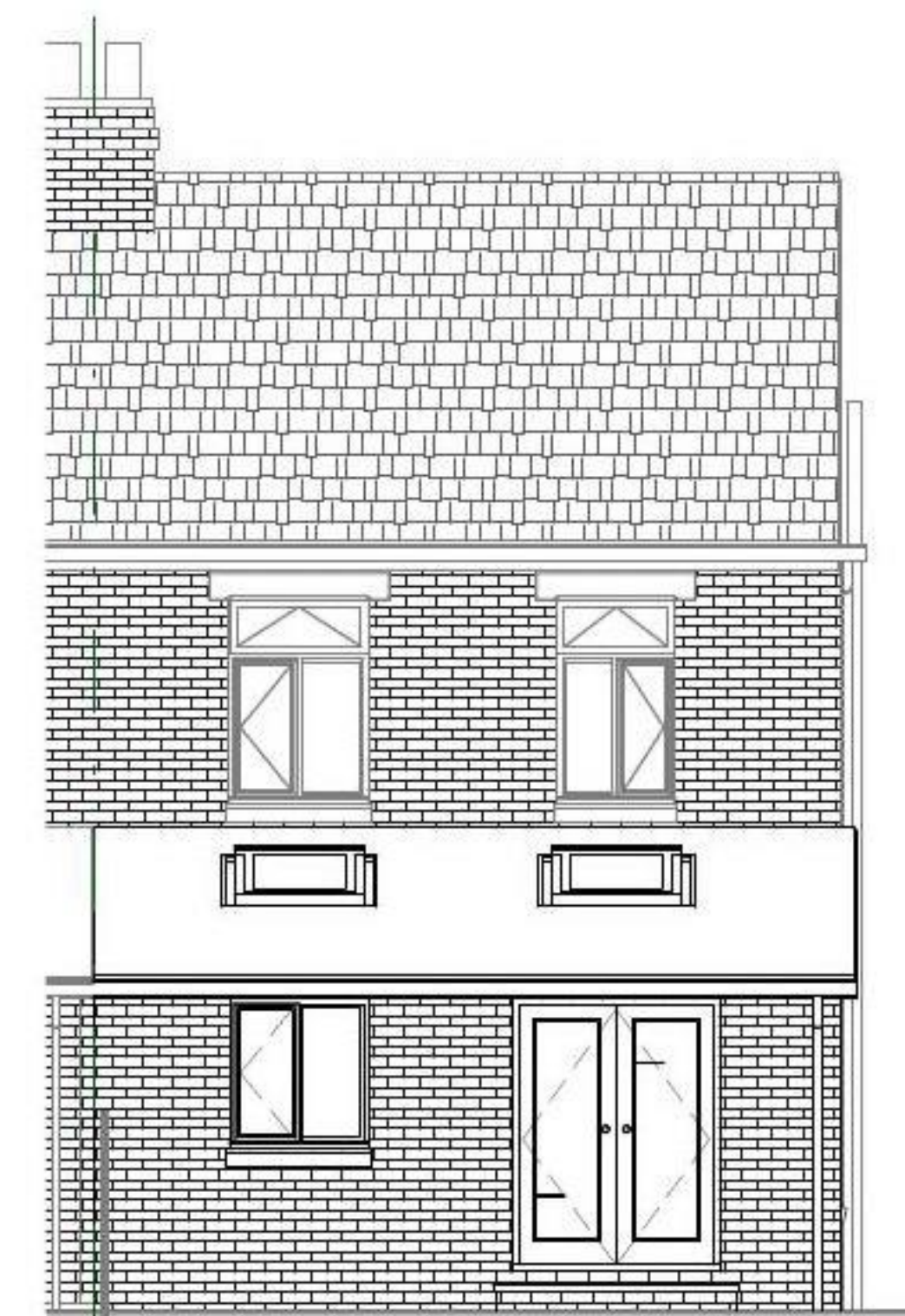
ELEVATION NORTH EAST

1 : 100



ELEVATION SOUTH EAST

1 : 100



ELEVATION SOUTH WEST

1 : 100



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Jeremy Dyer

**34 Mill Road
Waterlooville PO7 7AR**

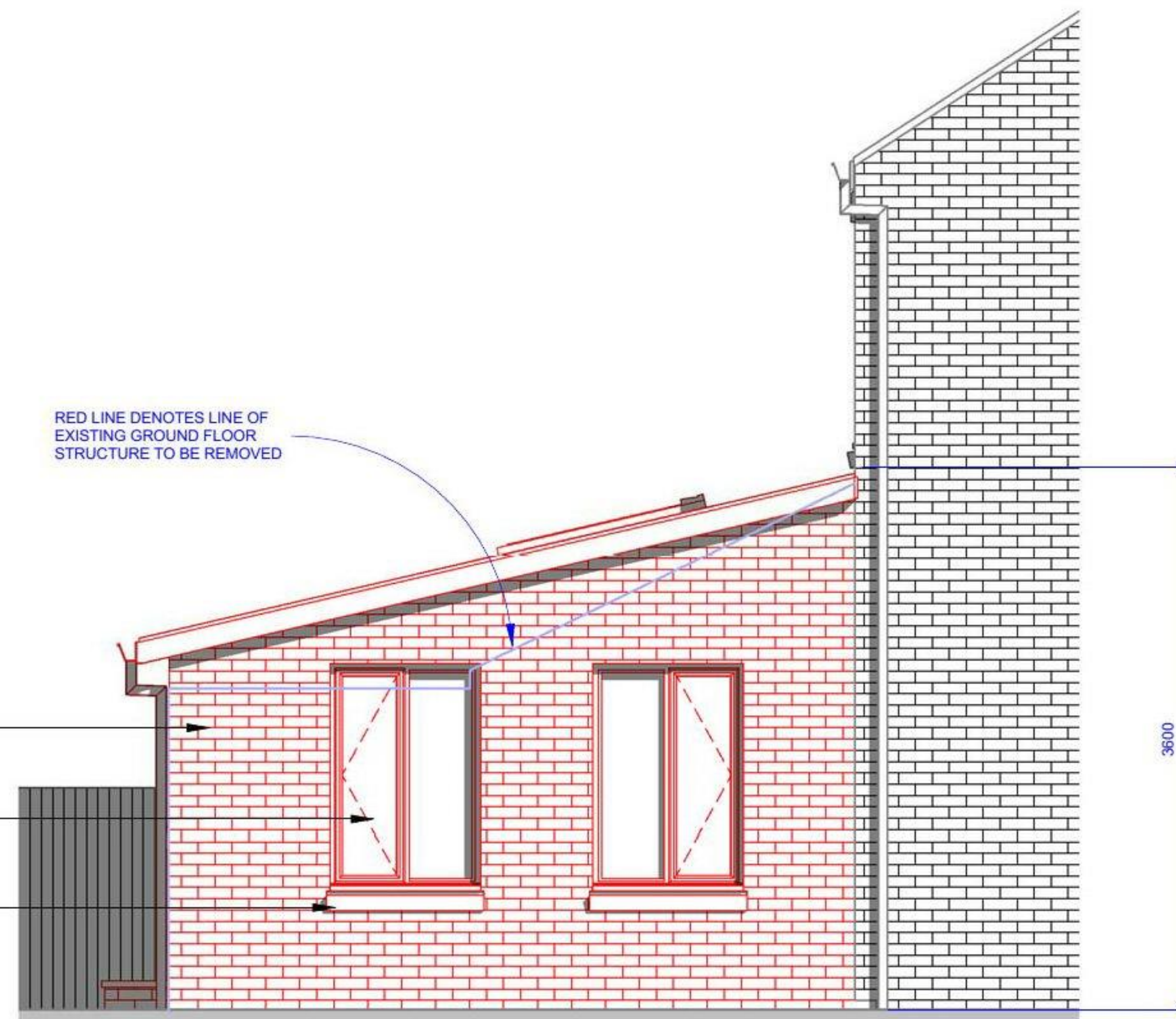
PROPOSED ELEVATIONS

Project number	181.1	P002
Date	05/02/2016	
Drawn by	JJ	
Status	Planning	Scale 100% @ A3
		1 : 100



0m 0.5m 1m 1.5m 2m 2.5m
VISUAL SCALE 1:50 @ A3

- SKYLIGHTS BY VELUX (980X1400)
- LOW PITCH INTERLOCKING TILES TO MATCH EXISTING
- CLAY BRICK STOCK AND BRICK DETAILS TO MATCH EXISTING
- WHITE UPVC DOORS & WINDOWS TO MATCH EXISTING
- WHITE PAINTED CONCRETE CILL & LINTELS



RED LINE DENOTES LINE OF EXISTING GROUND FLOOR STRUCTURE TO BE REMOVED

3600

DETAILED ELEVATION SOUTH WEST

1 : 50

DETAILED ELEVATION SOUTH EAST

1 : 50



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Jeremy Dyer
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Waterlooville PO7 7AR

PROPOSED DETAILED REAR & SIDE ELEVATIONS

Project number	181.1	P003	Scale 100% @ A3	1 : 50
Date	05/02/2016			
Drawn by	JJ			
Status	Planning			



CGI SOUTH EAST PERSPECTIVE



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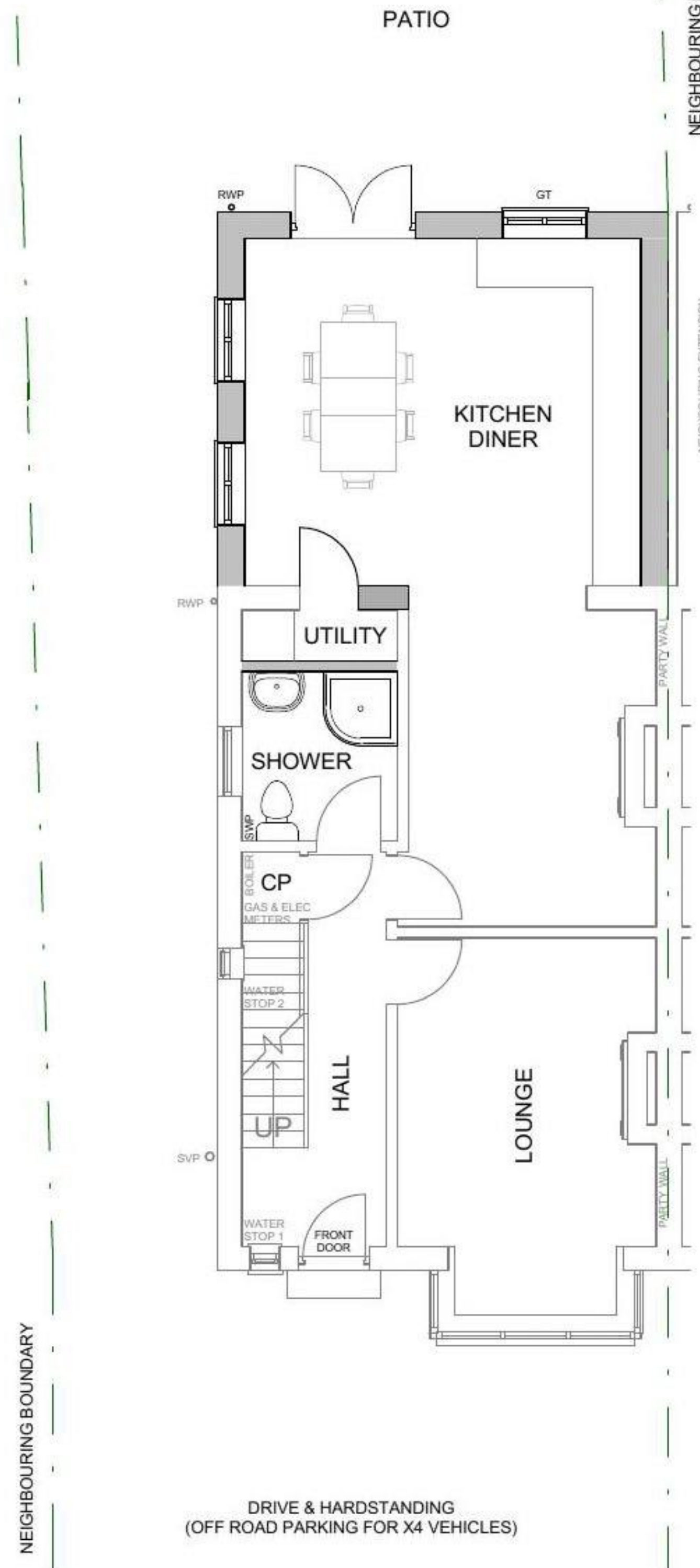
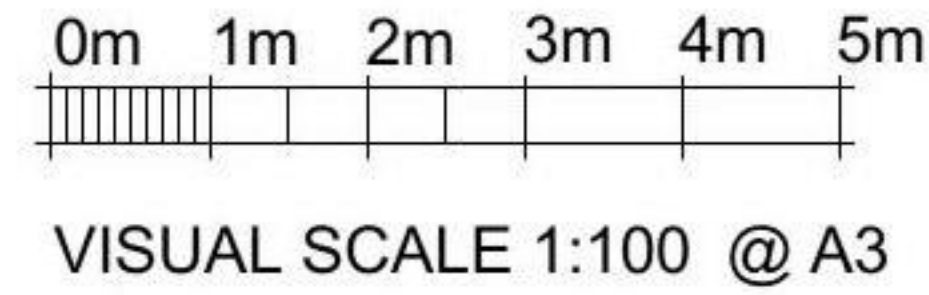
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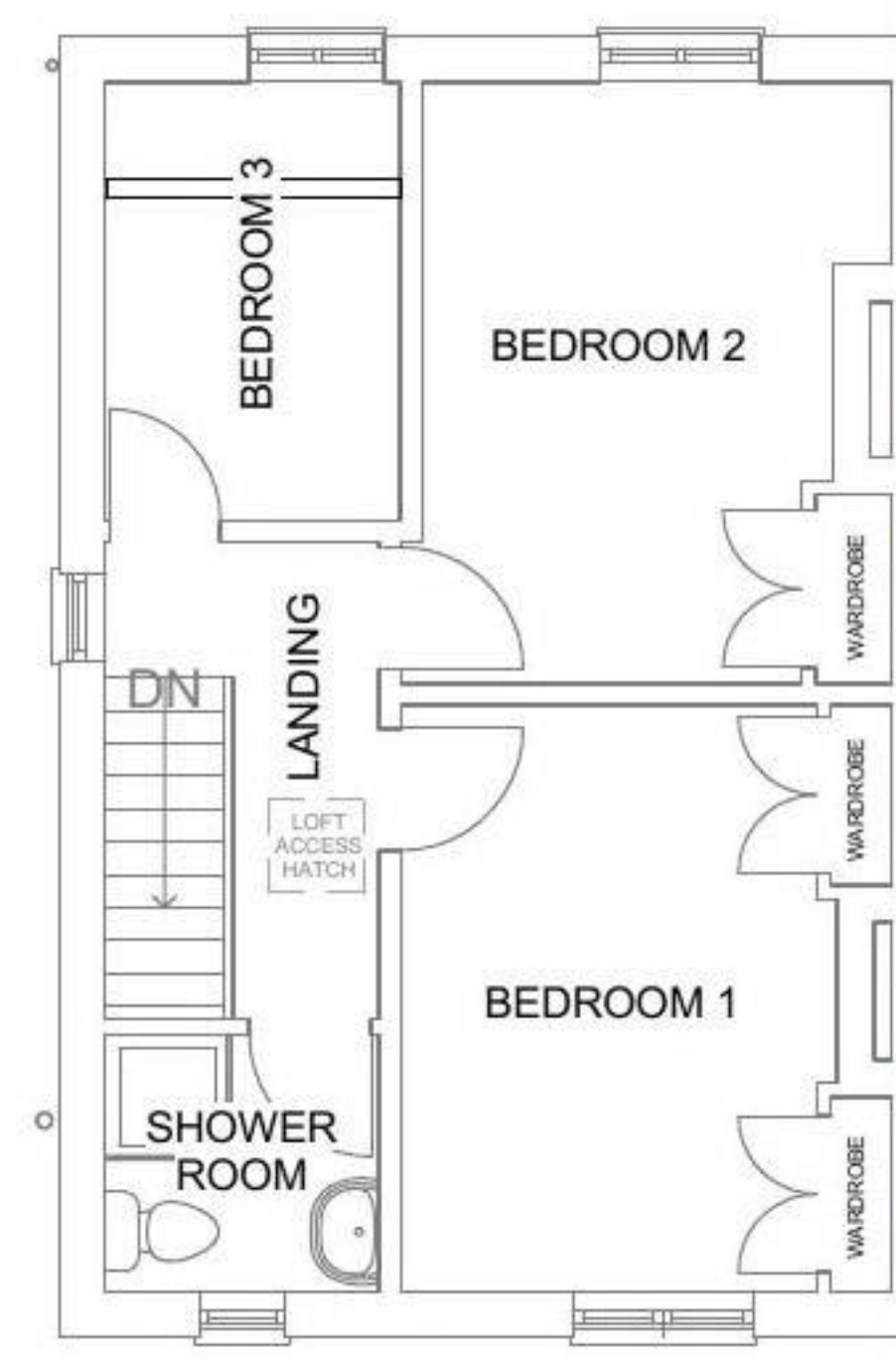
34 Mill Road
Waterlooville PO7 7AR

PROPOSED EXTERNAL CGI PERSPECTIVES

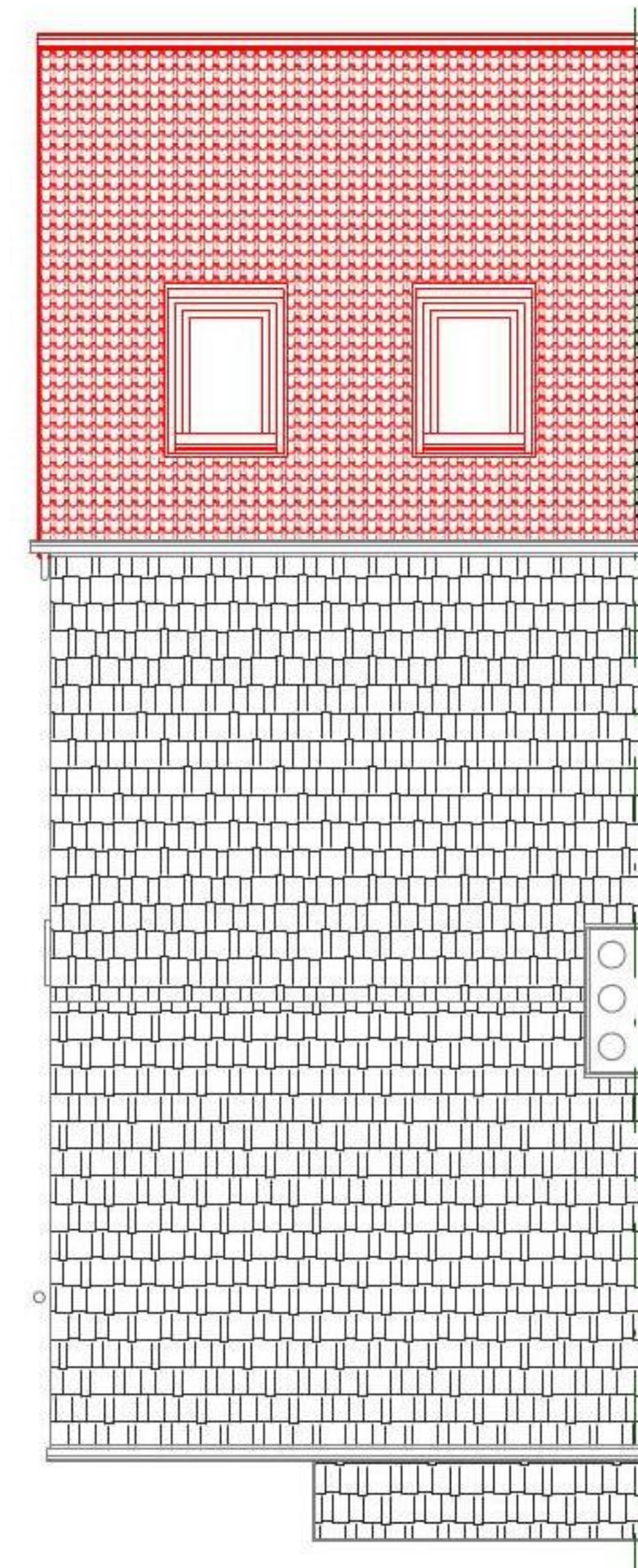
Project number	181.1	P004
Date	05/02/2016	
Drawn by	JJ	
Status	Planning	Scale 100% @ A3



GROUND FLOOR
1 : 100



FIRST FLOOR
1 : 100



ROOF PLAN
1 : 100

Jeremy Dyer

**34 Mill Road
Waterlooville
PO7 7AR**

**PROPOSED
GROUND FLOOR
PLAN & SECTION**

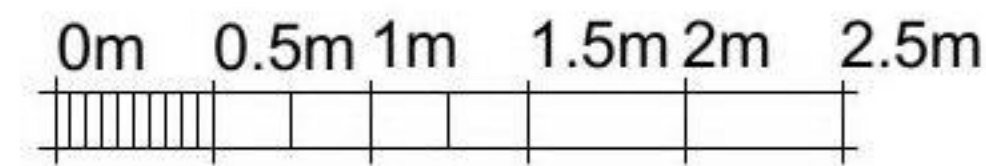
Project number	181.1
Date	05/02/2016
Drawn by	JJ
Project Status	Planning

P006

Scale	1 : 50
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GROUND FLOOR PLAN

1 : 50



VISUAL SCALE 1:50 @ A3

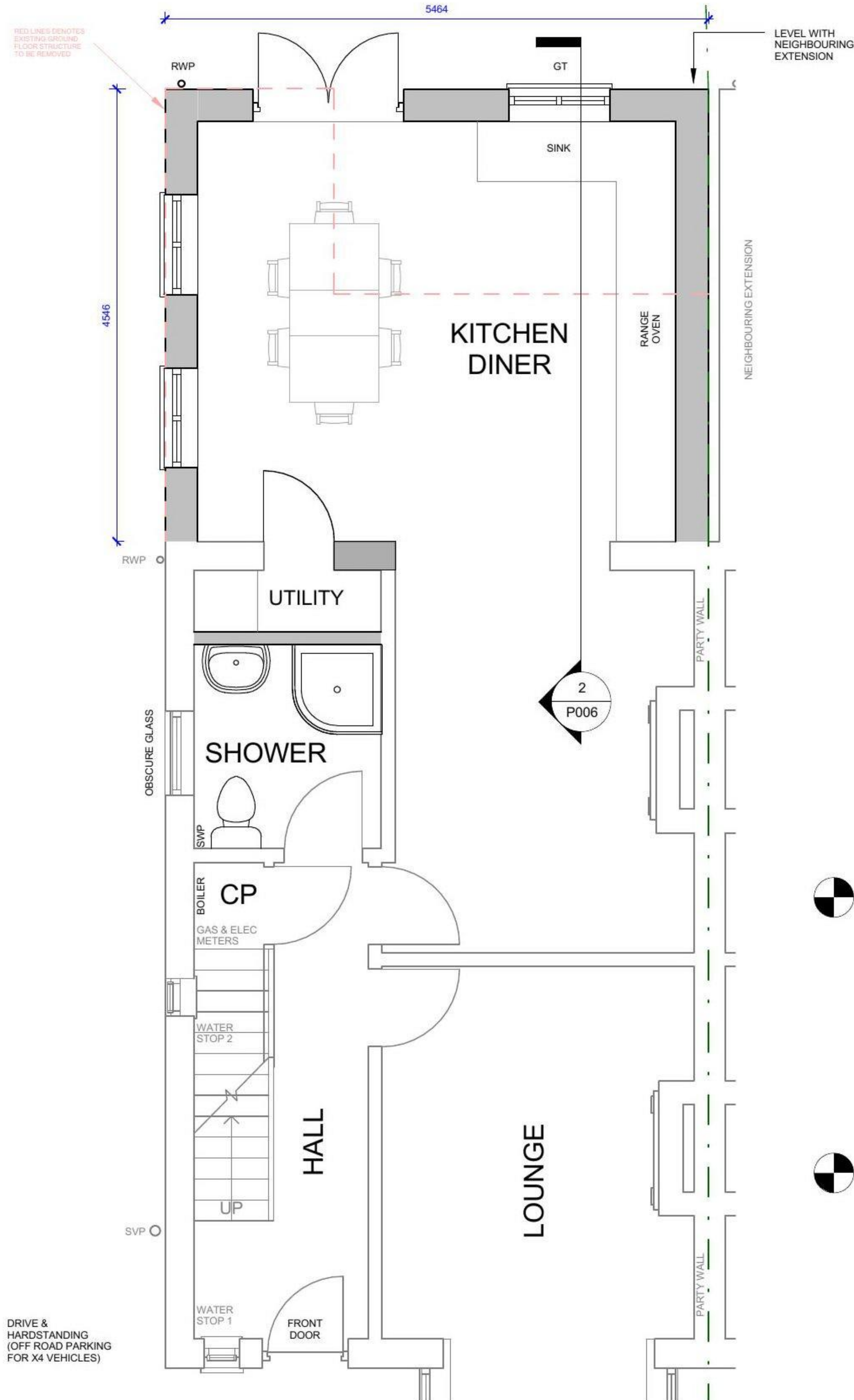
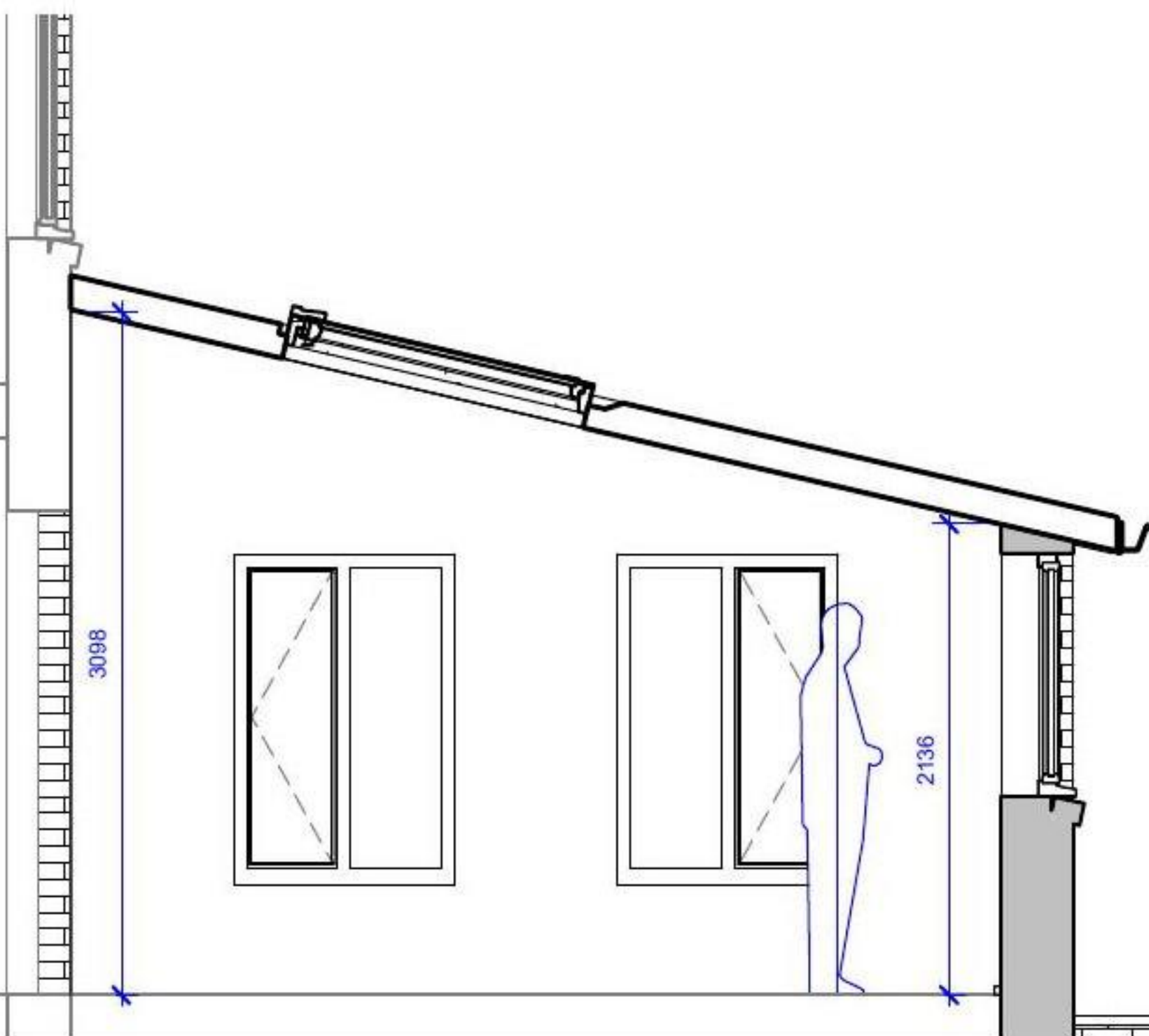


FIRST FLOOR
2995

GROUND FLOOR
225

REAR CROSS SECTION

1 : 50





DISCLAIMER

The printing process can cause slight alterations to the plans. All dimensions to be checked on site and not to be scaled from drawings.

The ordering of materials including doors, windows, stairs and kitchens should not to be scaled or taken from drawings. All dimensions to be checked on site.

All finishing materials to be in keeping with existing property/area. The contractor to ensure the works are inspected and completed to the satisfaction of the Local Authority.

These drawings have been produced for Local Authority planning approval purposes only and should not be used for any other purpose. Compliance with building regulations is not to be assumed.

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Appropriate Party Wall Notices under the PARTY WALL 1996 ACT may be required and served on adjoining owners prior to the commencement of building works.

The attached plans are to the following scales:	1:1250
	1:500
	1:100
	1:50
	1:20

It should be noted that the Location Plan has been supplied by an authorised distributor. The Block Plan has been prepared with the benefit of measurements taken on site.

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