

Planning Design and Access Statement

Attached Annex Extension:
53 Oak Tree Drive, Emsworth, PO10 7UJ

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Revision A – 22/08/2024 –
(Amendments shown in red.)

1. Introduction

- 1.1. This statement has been prepared to accompany our planning application for the proposals at 53 Oak Tree Drive, Emsworth, PO10 7UJ. The application seeks approval for a single-storey attached annexe extension.

2. Site Context

- 2.1. The house is situated at the back of a relatively new housing estate built in approximately 2014.
- 2.2. Houses within the estate have all been designed to have slightly different appearances; therefore, there is no consistent form or use of materials across the site.
- 2.3. The house is situated at the end of a small cul-de-sac and set back from the main road. Therefore, the site is partly obscured from the main road of Oak Tree Drive and the central green.
- 2.4. To the North and West, there is dense woodland owned and managed by Havant Borough Council.

3. Existing Property

- 3.1. The existing property is a two-story, four-bedroom detached house with an east-west orientation. There is a dining room, sitting room, kitchen, hall, conservatory, and WC on the ground floor. There is also an integral garage with a room above. On the first floor, there are four bedrooms, a family bathroom, an ensuite, and a dedicated laundry room.
- 3.2. Externally, the house has red brickwork at ground floor level and light-blue cladding at the first-floor level. To the rear of the property, the walls are mainly made of brickwork.
- 3.3. A garden wraps around the West and North of the property, which is large due to the corner plot. There is a large driveway to the front that is laid to block paving.

4. Neighbouring Properties

- 4.1. The neighbouring properties are large, detached houses, all facing away from the site of the proposed extension. There is a mix of external materials, such as beige render, red brickwork, and black horizontal cladding. There are also various architectural features used across the site, such as bay windows, flat roof dormers, and porches of a range of styles.

5. Proposed Development

- 5.1. The proposed scheme aims to provide additional ground floor living space for the applicant to create an ancillary 'granny' annexe.
- 5.2. The Annexe is L-shaped to create an efficient layout, minimise the impact on the street scene, and minimise construction too close to the existing oak tree.
- 5.3. The Annexe will contain one bedroom with an ensuite, a WC, and an open-plan kitchen and living area. It will share the existing dining room with the Main House.
- 5.4. Externally, the proposed Annex will use materials that match the existing house.
- 5.5. A rear courtyard will be created, separated from the main rear garden, [REDACTED]
- 5.6. A key aim of the scheme is to create a highly energy-efficient structure to minimise future heating and running costs. This will be achieved by using highly energy-efficient construction methods (such as timber frame, SIPs or CLT, with plenty of insulation), making it very air-tight, installing heat-recovery ventilation, underfloor heating, and solar panels.

6. Use and Reason for the Proposed Annex Extension

- 6.1. The applicant is [REDACTED] keen to adapt their current home to accommodate their future needs.
- 6.2. The proposed annex extension will allow the applicant to remain to live at the property as they get older, with all the facilities they need on a single level. This will also allow [REDACTED] everyone benefitting from the multiple generations living at the same property.
- 6.3. The annexe extension has been designed to allow the residents of the Annexe and main house to continue to live separate lives (with the new separate front door, kitchen, bathroom, and access to the rear garden) but also maintain full access between the Annexe and main house through the existing dining room that will be shared between all the occupants.
- 6.4. The Annex will have a washing machine in the kitchen so that the occupants of the Annex can do their laundry. The laundry room of the main house is on the first floor, and therefore, it is impractical for the applicant to use it daily when the Annex has been designed to allow single-storey living.

7. Scale

- 7.1. Careful consideration has been given to the size and design of the extension. The height of the extension has been kept low, with a dual-pitch roof to match the existing building.

8. Overshadowing

- 8.1. There are no issues of overshadowing envisaged. The proposed Annex extension is set back from the neighbour to the East, and that neighbour (No. 36) already has a recent extension adjacent to the boundary by the proposed extension. The neighbour also has a current planning application for a further canopy roof on the boundary, which will further minimise any adverse effects or views of the extension from their garden.

9. Overlooking

- 9.1. There will be no overlooking issues created as this is a single-storey extension.

10. Materials

- 10.1. Materials have been chosen to match the existing main property so that it will not have an adverse effect on the street scene.
- 10.2. Materials used will be:
- Horizontal cladding – Cedral – Light blue in colour – To match the existing house.
 - Brickwork to the plinth below the cladding – To match the existing house.
 - Roof tiles – Concrete interlocking plain tiles to match the existing house.
 - New windows and windows will have white frames externally to match the existing house.
 - The new entrance door will be dark in colour to match the main house.

11. Landscaping

- 11.1. There will be new patio/decking constructed next to the new living room, which will provide a flush threshold between the inside and outside.
- 11.2. The type of landscaping/surfacing materials around the new annexe and within the tree RPA will be designed to improve the ground conditions for the tree roots to help mitigate any adverse effects of the construction of the Annexe on the RPA. For example, either soil amelioration, rainwater drainage diversion, or similar proposals will be considered and incorporated into the technical design. This will be designed with the help of professional Arboricultural advice to develop a strategy that works with the technical design of the annexe, to the approval of the planning department.

12. Drainage

- 12.1. The surface water drainage from the new Annex extension will be directed to a new soakaway in the rear garden. Exact size, location, and construction details are to be confirmed and agreed with the Building Control Officer.
- 12.2. The proposed Annex extension will be built over existing foul drainage, which will be adjusted, and new inspection covers will be installed outside of the footprint of the new Annex. The foul drainage

from the existing house and proposed Annex extension will discharge into the existing foul sewer located at the front of the property.

13. Access

- 13.1. The floor levels of the new extension will be flush with the existing floor levels.
- 13.2. The new front door into the Annex extension will have a minimal threshold to comply with Part M.
- 13.3. The internal layout of the Annex has been designed to allow for wheel-chair access in the future.

14. Parking

- 14.1. No adjustments to the existing parking arrangements are proposed.
- 14.2. The proposed Annex will add an additional bedroom to the property. The existing driveway can already accommodate at least five cars; therefore, any additional parking provision can be accommodated on the existing driveway.

15. Environment

- 15.1. According to the Environment Agency website the site is in Flood Zone 1 and has a very low probability of flooding.
- 15.2. The Annexe extension is replacing an existing paved patio area, a green house and a shed. Therefore, there is no loss of habitat.

16. Trees

- 16.1. There is one large oak tree in the neighbouring woodland that is in falling distance of the proposed Annex extension. This is shown on the site plan drawings.
- 16.2. Two separate surveys/reports have been conducted to assess the condition of the tree, which are included with the planning application. Guidance within these reports will be followed during the technical design and construction of the extension.
- 16.3. A small cherry tree will be either removed or relocated on the site. This is shown on the drawings.
- 16.4. The foundations of the proposed Annex extension will be carefully considered to minimise any adverse impact on the adjacent tree. The structure of the extension will likely be a light-weight timber structure (either, timber frame, SIPs, or CLT) compared to a masonry cavity wall, which will help reduce the loading on the foundations. **With reduced loading, a metal screw pile foundation system will be used to minimise disruption and excavations, especially within the tree RPA.**
- 16.5. **As noted in the Landscaping section above, the external ground materials around the annexe, possible soil amelioration, and rainwater drainage will be designed during the technical design stage to help mitigate any adverse affects on the hydrology of the ground within the RPA. It is requested that the exact details of this to be addressed with a planning condition, as it would need to be considered in relation to the technical design of the foundations and drainage.**
- 16.6. Any concrete poured in the ground within the root protection area of the tree will be separated from the ground with plastic sheet to avoid any cement/chemicals adversely affecting any tree roots in the ground.

17. Consultation

- 17.1. Pre-planning advice was sought for the project. Overall, the conclusion was that the scheme was 'worthily of applying for planning permission', as long as the points raised by the planning officer were addressed.
 - (i) It was recommended that the length of the proposed extension be reduced by approximately 1 metre. This has been done, and the internal arrangement has been adjusted to accommodate the smaller footprint.
 - (ii) It was recommended that the link between the Annex and the main house should be through a living space. Therefore, the link is shown through the existing dining room, which will remain shared. This door will remain open and not be locked, so that the Annex remains ancillary to the main house. A statement on the use of the Annex is provided earlier in this document.
 - (iii) The proposals were not considered to have an adverse impact on any neighbouring properties.
 - (iv) It was recommended that the increase in bedroom space by 1no. would mean that a minimum of 3no. parking spaces would be required. A parking plan has been

provided with the application showing that there is space for more than 3no. parking spaces on the existing driveway.

- (v) The nearby trees are not subject to a TPO. Tree surveys and reports have been conducted and are attached with the application. A drawing has also been provided to show the proposed protection measures to be used during construction.