

Design and access statement and flood risk assessment.

Proposed single storey rear and side extension.

2a, Winscombe Avenue, Waterloooville

HAVANT BOROUGH
COUNCIL

18 NOV 2025

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Flood risk assessment

A check on the Environment Agency website shows that the property is in Flood Zone 2 but classified as low risk of flooding.

See separate flood risk plan and risk assessment.

There is no recent history of flooding of the property.

No specific flood precautions are proposed, but the floor level will be no lower than the existing and the new floor will incorporate a damp proof membrane.

Design

The proposal is to provide a single storey rear and side extension. The extension will replace an existing conservatory and the rear section of the kitchen. The conservatory is currently 3.1m deep and the proposed extension is 3.5m deep.

The roof will be slightly higher than the existing eaves but well below the ridge of the existing building.

A pre-application enquiry was made on 18/09/25 Ref GEN/25/00763. The response was generally favourable but some concern was expressed about building on the boundary, and the potential loss of light to the adjoining property, and recommending it is resited 1m from the boundary.

This would make the proposal unacceptable as it would not achieve the required width for the room on that side of the property.

It should be noted that there is an enclosed carport 2.3m high as well as a garage 2.5m high on this boundary at present.

In answer to the point raised, the proposal has been reduced in size from 10.3m to 5.4m, and leaving a 5m gap between the proposed extension and the remaining garage once the carport is demolished.

The height of the extension will be approx 2.8m on the boundary side increasing to 2.9m where it meets the existing house. This is only 500mm-600mm higher than the existing outbuildings on the boundary.

The windows in the adjoining property serve a bathroom and kitchen and the kitchen window is only partially affected by the extension. (See attached floor plan of No2)

The extension is to be sited approx 170mm from the boundary and the elevation is a maintenance free design.

The adjoining property and its windows are substantially higher and therefore the windows in question will still receive good light.

Whilst the garage is no longer to be used for that purpose, there is ample parking on the front forecourt and side driveway for up to 6 vehicles.

The properties in the area are very varied, having a mixture of rendered, face brickwork and other external treatments. The existing property is face brickwork to all elevations and this is to be matched on the extension. Extensions to some of the neighbouring properties have been built right on the boundary and project further back than this proposal.

The neighbours at No 2 were consulted on the originally proposed larger extension and had no objections provided there were to be no windows in the side elevation.

There are to be no windows in the side elevations of the proposed extension.

Disabled access

The extended building will retain all access features and be no less accessible than existing.

Heritage statement

The property is not in a Conservation Area

The existing property is a private dwelling.

Bio diversity statement

An investigation of the site indicates that no wildlife habitats have been found. If any are discovered during building operations they will be protected.

Sustainability

The building will be designed to meet the energy conservation requirements of the Building Regulations.

Any demolition materials are to be re-used in the development, and any excavated subsoil will be removed to a regulated disposal site.

No additional measures are proposed.

Tree survey/ Arboriculturist report

An investigation of the site indicates that there are no trees or hedges and no significant vegetation other than small shrubs and plants.

Photographs of the property

