Proposed First Floor Extension with Internal Alterations and Roof Alterations at: No. 7 Old Van Diemans Road, Purbrook, PO7 5LT.

1 SUMMARY

PJM Design Solutions have been commissioned by the owners to prepare a Householder planning application for a First Floor Extensions and Alterations at No. 7 Old Van Diemans Road, Purbrook, PO7 5LT. The Householder planning application is the subject of a well-considered design ethos and based on policy and area context.

2 THE EXISTING SITE

The application site is a detached chalet bungalow located on the East side of Old Van Diemans Road, Waterlooville. The property has a pitched roof with cladding to the upper level of the front elevation and brickwork / stonework to the remaining elevations. To the North side is an attached double garage with a flat roof. Access to the site is off the private road located off Stakes Road. To the front of the property is a large driveway, enough for 2 – 3 cars, some planting, and a lawn with a 1200mm high brick boundary wall.

3 DESIGN PROPOSAL

Having carefully considered recent approvals in the area a distinct and high-quality design has been proposed that not only creates but enhances local distinctiveness and a better quality of living for the current owners and future occupants.

The proposal seeks to gain approval for a first-floor extension over the existing ground floor garage, constructed off of a steel support frame with columns on pad foundations causing little disruption to the existing ground floor area. The extension will offer a much-needed master bedroom suite with dresser and en-suite for this growing family. The resulting extension has a gross internal area of 46sq.m. in a simple gable end design linking to the existing pitch roof via a flat roof section to obtain maximum height in the existing roof area. In turn this provides a considered and coherent design that would not be detrimental or harmful to the character and appearance of the area. The scale and simple design of the host dwelling is respected, and the proposal would not appear out of place and subservient, in size and proportion, to the donor dwelling.

It is also proposed to construct a new bay window to the front elevation utilising the existing living area window, the overall size of the bay window will be 2200mm wide x 900mm deep, this is considered sufficiently large enough to allow light into the living area whilst also providing ventilation through openable windows. The bay will have a pitched roof over with two hip ends. Construction materials for the proposed bay will match that of the donor property.

Due to the setting of No. 6 Old Van Diemans Road, the build line has not been encroached on and the design affords a respectable level of subservience to the donor dwelling. 4 kW of solar panels is being proposed to the south pitch (existing roof).

Neighbouring properties:
No. 9 Stakes Road will not be harmed by any overshadowing or visual intrusion on their amenity by the proposal and will only be able to view a small section of pitched roof and rooflight to the West of No. 7.
No. 6 Old Van Diemans Road will not be harmed by any overshadowing or visual intrusion on their amenity, No. 6 is set at a higher ground level than No. 7 by some 380mm, this is to the benefit of No. 6 in terms of light, a daylight and sunlight report is attached with this application.

To the East is the side / rear of No. 23 Crofton Close as well as the rear garden of No. 13 Stakes Road with the rear of No. 11 Stakes Road Garden located to the South. The proposed rear fenestration and Juliette Balcony by virtue of its location would be some 39m away from the rear elevation and side wall of No. 23 Crofton Close and consequently as windows are already at first floor level on the donor property there would be no increased views.

It is also proposed to construct a new wall, to replace the existing 1200mm high brick with brick pier wall. The new wall will be 1.8m high consisting of brick piers and brickwork with infill panelling in timber. Drawing P911-01-11 shows further details.

The first floor would incorporate the following additional area:
. Master Bedroom.
. En-suite.
. Dresser
. Additional Hallway.
. Enlarged fourth Bedroom / Nursery
. Study

Materials:
Walls= Cladding to match existing and K rend render (pearl).
Roof = Concrete tiles to match existing.
Windows = PCA double glazed units to match existing.
Guttering = Black UPVC gutters and downpipes.

INTERNAL FLOOR AREA SITE COVERAGE	***Existing sq.m.***	***Demolished sq.m.***	***Proposed Sq. m.***	***Overall sq.m.***
Gross Internal including garage	140.00	0.00	46.00	186.00 32.85% additional building

Materials will be sourced locally, and it is expected that all building work will be carried out by local businesses.

4 ENVIRONMENTAL CONSIDERATIONS

- The proposed site has no issues with trees or other vegetation.
- The use of solar with combi-gas boiler and highly efficient constructed walls, floors, and roof. The extension will benefit from a timber frame construction.

5 AMENITIES AND ACCESS

The existing access to the property remains with private amenity generally unaltered.

6 Policy Considerations

The following have been considered in developing the proposal for the site:

6.1 Statute
6.2 National Planning Policy Framework
6.3 Local policies

6.1 Statute

Planning law applied via Section 38 (6) of the Act requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

Paragraph 6 of the NPPF outlines the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 states that there are three dimensions to sustainable development (economic, social and environmental) and that these dimensions give rise to the need for the planning system to perform a number of roles. These are:

(1) Economic role: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

(2) Social role: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, cultural and social well-being; and

(3) Environmental role: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity,

use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

This application complies with requirements of sustainable development. The site is within the settlement boundary of Waterlooville. Therefore, the presumption is in favour of development.

Turning to the social role, this proposal would help support the local community by contributing to the regeneration of an outdated and inefficient property and will meet the needs of both the current and future occupiers. In particular a fourth bedroom and second bathroom are needed, to meet the requirements of a busy 4 people family. The area is characterised by family dwelling houses with many changes to existing buildings. The application therefore meets with the social dimension of sustainable development.

The third dimension of sustainable is its environmental role, with which this proposal accords. The application site is not in the countryside, it is not within green belt or an historic area. The proposal on the site would help to protect the natural, built and historic environment. Waste will be minimised through the provision of appropriate facilities and the proposal incorporates measures to reduce the potential carbon footprint.

Paragraph 49 states "housing applications should be considered in the context of the presumption in favour of sustainable development". It is highly important to note the advice given by the Government at paragraph 60 that states:

"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness".

With paragraph 61 adding.

"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

6.3 Local Policies

Havant Borough Local Plan (core strategy) March 2011

- CS16 – High Quality Design.

Havant Borough Local Plan (allocations) July 2014

- Al1 – Presumption in favour of Sustainable Development.

Emsworth Neighbourhood Plan

7 CONCLUSIONS

Having regard to all of the design criteria set out in both National and Local Planning Policy and having addressed the criteria of the Local Plan, the Owners are of the opinion that the proposal is a wholly appropriate development for this site with no material considerations to override them.

The proposal offers:

- provides a high-quality design and a completely sustainable form of development.
- enhances the existing property, bringing it into the 21st century.
- has a positive impact on the local economy utilising trades people and local materials.
- carefully considers and respects neighbouring properties in form and design.
- Is in the settlement boundary.
- Is not in a flood zone.
- Is not in a conservation area.
- Is not a listed building or scheduled monument.

We respectfully request, that on balance, the Householder application be considered favourably when assessed against National and Local Policy

09/2025 amended 12/2025