

## **Planning Statement**

### **Application for Householder Planning Permission 9 Wigan Crescent, Havant, PO9 3PN Proposal: Single Storey Wrap-Around Extension**

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#### **Introduction**

This statement has been prepared in support of a householder planning application for a single storey wrap-around extension at 9 Wigan Crescent, Havant.

The proposal follows pre-application advice (Ref: GEN/26/00233) provided by Havant Borough Council and has been designed having regard to relevant planning policy, guidance, and the specific considerations raised by the case officer.

#### **Site and Surroundings**

The application site comprises a semi-detached dwelling located within an established residential area. The property is not subject to any specific planning constraints: it is not located within a conservation area, is not affected by flood risk, and contains no protected trees.

The surrounding area is characterised by similar residential properties, many of which have been extended or altered.

#### **Proposed Development**

The proposal seeks permission for a single storey wrap-around extension, combining rear and side elements. The extension has been designed to appear subservient to the host dwelling and incorporates:

- A pitched roof form
- Materials to match the existing dwelling
- A set-back from the principal elevation to maintain visual hierarchy
- Retention of the existing side access for parking

The design reflects the guidance provided at pre-application stage and is considered appropriate in scale, form, and appearance.

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## **Planning Considerations**

#### **Principle of Development**

The need for planning permission arises due to the wrap-around nature of the extension exceeding the limitations set out under Schedule 2, Part 1, Class A of the General Permitted Development Order (specifically criterion (j)).

Notwithstanding this, the principle of extending the property remains acceptable and aligns with local and national policy supporting proportionate residential extensions.

#### **Design and Impact on Street Scene**

The proposed extension is of a scale and design that is subordinate to the host dwelling. The use of matching materials and a pitched roof ensures the development integrates well with the existing property and the wider street scene.

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As noted in the pre-application advice, the proposal is considered likely to be acceptable in visual terms.

### **Impact on Neighbouring Amenity**

Particular attention has been given to the relationship with No. 11 Wigan Crescent.

- The extension projects approximately 4 metres along the shared boundary.
- The design has been assessed against the 45-degree code as set out in the Borough Design Guide SPD to ensure no unacceptable loss of light or outlook to neighbouring habitable rooms.
- The impact is comparable to that of a larger rear extension (up to 6 metres) that could be constructed under permitted development (subject to prior approval), as acknowledged in the pre-application advice.

Overall, it is considered that the proposal will not result in significant harm to neighbouring amenity in terms of light, outlook, or overbearing impact.

### **Parking and Access**

The proposal retains the existing side driveway, allowing for the provision of two off-street parking spaces in accordance with the Council's Parking SPD.

- Each space meets the required dimensions of 2.4m x 5.8m.
- Parking provision is clearly indicated on the submitted block plan.

The development therefore complies with local parking standards.

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### **Conclusion**

The proposed wrap-around extension has been carefully designed in response to pre-application advice and relevant planning policy. The scheme:

- Represents an appropriate and subservient addition to the host dwelling
- Preserves the character and appearance of the street scene
- Avoids unacceptable impacts on neighbouring amenity
- Retains adequate on-site parking provision

Taking these factors into account, the proposal is considered to be a sustainable and policy-compliant form of development.

Planning permission is therefore respectfully sought.