

Planning Statement

Proposed Extension and Alterations to Form a 4-Bedroom Dwelling 6 Idsworth Road, Cowplain, Waterloooville

1. Site and Surroundings

The application site comprises a detached bungalow located on the eastern side of Idsworth Road within Cowplain, Waterloooville. The property is set within a private access track, with residential dwellings situated on either side.

The existing dwelling is characterised by a hipped roof form, painted brickwork, and hanging tiles to the elevations. A flat-roofed garage is located to the side of the property. The dwelling is set back from the road frontage, with a lawned front garden and a driveway providing off-street parking.

The surrounding area is residential in character, comprising a mix of detached and semi-detached properties of varying architectural styles. The site lies within Flood Zone 1, indicating a low probability of flooding.

2. Proposal

The application seeks planning permission for:

- Single and two storey extensions
- Internal alterations to reconfigure the layout
- An increase in ridge height by approximately 1.7 metres
- An increase in eaves height
- Installation of new windows and enhanced glazing to the front elevation
- A single first-floor side window on the west elevation
- Additional windows at ground and first-floor levels to the front and rear elevations

The proposed development will transform the existing bungalow into a spacious four-bedroom family dwelling.

While the design adopts a more contemporary style, it remains appropriate within the varied architectural character of Idsworth Road and the surrounding area, where there is no single dominant style.

The property's set-back position and location along a private access track limit wider public visibility. As such, the updated appearance will not appear incongruous or visually intrusive within the streetscene.

The proposal therefore continues to comply with Policy CS16 (High Quality Design), delivering a scheme that is both visually attractive and contextually appropriate.

3. Design and Appearance

The proposed amendments seek to update the external appearance of the dwelling to create a more contemporary and visually cohesive family home, while remaining sensitive to the surrounding residential context.

The revised design introduces a cleaner and more modern architectural approach, characterised by:

- Simplified roof form with an increased ridge and eaves height to enable first-floor accommodation
- Larger, well-proportioned window openings to the front and rear elevations to improve natural light and create a more open aspect
- Enhanced glazing, contributing to a more contemporary appearance
- A balanced and symmetrical composition to the principal elevation

The material palette will be carefully selected to reflect a modern aesthetic while complementing the character of the surrounding area. This may include a combination of light render, high-quality brickwork, and subtle use of cladding elements. The overall approach ensures the dwelling reads as a cohesive and well-designed building rather than an overly complex extension to the original bungalow.

The amendments do not introduce excessive bulk or massing beyond what has already been assessed. Instead, they refine the visual quality of the scheme, resulting in a more architecturally consistent and high-quality dwelling.

The scheme will not harm natural features in accordance with Policy DM8 and aligns with the presumption in favour of sustainable development under Policy AL1.

The development remains within the defined urban boundary, consistent with Policy AL2.

4 Policy Context

The proposal has been assessed against the relevant planning policies, including:

- National planning guidance set out in the National Planning Policy Framework (NPPF)
- Havant Borough Council Borough Design Guide SPD (December 2011)
- Havant Borough Council Parking SPD (July 2016)
- Havant Borough Local Plan (Core Strategy) March 2011:
 - Policy CS16 (High Quality Design)
 - Policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
- Havant Borough Local Plan (Allocations) July 2014:
 - Policy AL1 (Presumption in Favour of Sustainable Development)

- Policy AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

The site is not located within a Conservation Area and the property is not a Listed Building.

5. Conclusion

The amended external appearance enhances the overall design quality of the dwelling, creating a modern, functional home that integrates successfully within its setting. The revisions strengthen the architectural coherence of the proposal and further support compliance with local and national planning policy.