

Planning Statement

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

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.

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.

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

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4.3 Impact on Neighbouring Amenity

The relationship with No. 11 Wigan Crescent has been carefully considered.

It is acknowledged that the proposed rear element does not fully comply with the 45-degree code set out in the Borough Design Guide SPD. However, the 45-degree code is guidance rather than an absolute policy test, and the proposal should be assessed in the round having regard to its actual impact.

The extension is single storey only, has a modest eaves height, and incorporates a pitched roof form which reduces its overall massing at the shared boundary. It would not result in any direct overlooking or loss of privacy.

It is also relevant that a rear extension of up to 6 metres in depth could potentially be constructed under permitted development rights, subject to the prior approval process. The proposed 4 metre projection along the boundary with No. 11 would therefore be materially less than the maximum depth that could otherwise be acceptable in principle for a single storey rear extension.

While there may be some limited impact on light and outlook to No. 11, this would be localised and would not be so significant as to result in unacceptable harm to neighbouring amenity. The proposal therefore strikes an appropriate balance between improving the accommodation of the application property and protecting the reasonable living conditions of neighbouring occupiers.

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.

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.