

DESIGN, ACCESS AND PLANNING STATEMENT

**Proposed Two-Storey Side Extension and Single-Storey Rear Extension
42C Stakes Road, Waterlooville, PO7 5NA
Prepared in Support of a Householder Planning Application**

Introduction

This Design, Access and Planning Statement has been prepared in support of a Householder Planning Application for the erection of a two-storey side extension and single-storey rear extension at 42C Stakes Road, Waterlooville.

The proposal comprises:

- Demolition of the existing attached garage;
- Construction of a two-storey side extension;
- Demolition of the existing conservatory;
- Construction of a full-width single-storey rear extension;
- Associated external alterations and finishing materials.

The proposal has evolved following pre-application discussions with Havant Borough Council under reference GEN/26/00118 and this statement responds directly to the matters raised during that process.

Site Description

42C Stakes Road comprises a detached dwelling located within an established residential area of Waterlooville.

The property benefits from a generous plot, substantial frontage and private rear garden. The surrounding area is characterised by a mix of detached and semi-detached dwellings of varying ages, styles and forms, many of which have been altered or extended over time.

The dwelling currently incorporates an attached garage and rear conservatory, both of which are proposed to be replaced as part of the development.

The Proposed Development

The proposed development seeks to improve and modernise the existing dwelling by providing additional family accommodation.

The two-storey side extension replaces the existing garage footprint and provides additional living accommodation at ground floor level together with additional bedroom accommodation at first floor level.

The rear extension replaces the existing conservatory with a more functional and energy-efficient family living space extending across the rear elevation.

The extensions have been designed to complement the existing dwelling through the use of matching roof forms, sympathetic proportions and appropriate materials.

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Design Principles

Scale and Massing

The proposal has been designed to remain proportionate to the host dwelling and to appear as a subordinate addition rather than a separate or dominant structure.

The side extension utilises a pitched roof design and a ridge height that remains lower than the ridge height of the existing dwelling.

The extension is therefore visually read as subsidiary to the original house.

Appearance

The design adopts architectural features and materials that reflect the character of the existing dwelling.

External materials will comprise:

- Roof tiles to match the existing dwelling;
- Render finish in a muted colour appropriate to the surrounding area;
- Fenestration and detailing consistent with the existing property.

The proposal therefore achieves a cohesive appearance and integrates successfully with the host dwelling.

Response to Pre-Application Advice

Pre-application advice was received from Havant Borough Council under reference GEN/26/00118.

Whilst officers indicated that the rear extension was likely to be acceptable, concerns were raised regarding the scale of the proposed two-storey side extension.

The following section addresses those concerns.

Building Line and Ridge Height

The Havant Borough Design Guide SPD advises that two-storey side extensions should generally be set back from the principal elevation and feature a lower ridge line than the main dwelling.

The proposal incorporates both of these design principles.

The existing dwelling includes a projecting pier which creates a visual break between the original dwelling and the proposed extension.

Furthermore, the proposed ridge height is lower than that of the original dwelling. This was acknowledged by the Case Officer within subsequent correspondence.

Whilst the reduction in ridge height is modest, it nevertheless ensures that the extension remains visually subordinate to the host property.

The proposal therefore achieves the objectives of the SPD guidance.

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Gap Between Buildings

The pre-application advice raised concerns regarding the retention of separation between neighbouring properties.

The SPD states:

"In general, the extension should not be closer than two metres from the boundary with neighbouring properties."

The proposed extension retains approximately two metres separation to the neighbouring dwelling.

This was confirmed by the Case Officer within subsequent correspondence. Importantly, the proposal does not create a terracing effect or result in the visual merging of neighbouring dwellings.

A clear and identifiable gap remains between the buildings, and the spacious character of the area is preserved.

Character of the Area

The proposal has been designed to reflect the established residential character of Stakes Road.

The scale of the extension remains proportionate to the host dwelling and the development does not appear incongruous or visually dominant within the street scene. Whilst the proposal may not precisely replicate every recommendation contained within the SPD, planning guidance should be applied with regard to the individual characteristics of each site and proposal.

The proposal satisfies the underlying objectives of the guidance by:

- Maintaining a subordinate appearance;
- Retaining separation between dwellings;
- Respecting the scale of surrounding development;
- Preserving the character and appearance of the area.

The development should therefore be assessed on the basis of actual planning impact rather than strict adherence to dimensional guidance.

Impact on Residential Amenity

No. 42B Stakes Road

No first-floor side-facing windows are proposed overlooking No. 42B. The proposal therefore avoids any unacceptable overlooking or loss of privacy.

The Council's pre-application response identified potential concerns regarding two side-facing ground-floor windows at No. 42B.

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However, the Case Officer confirmed that no site visit had been undertaken and that this assessment was based solely upon a desktop review.

The application site currently contains a garage structure adjacent to the shared boundary and therefore built development already exists in this location.

The proposed extension represents a continuation of established built form rather than development in an entirely new location.

Given the retained separation distance, absence of overlooking and existing relationship between the properties, it is not considered that the proposal would result in unacceptable loss of outlook, overbearing impact or loss of light.

No. 42D Stakes Road

The Council's pre-application advice confirms that the two-storey side extension would not adversely affect No. 42D.

The rear extension was also considered likely to have an acceptable relationship with this neighbouring property.

The proposal therefore maintains an acceptable level of residential amenity for neighbouring occupiers.

Access

The proposal does not alter existing vehicular or pedestrian access arrangements.

Safe and convenient access to the dwelling will remain unchanged.

The property benefits from sufficient frontage area to accommodate parking requirements in accordance with Havant Borough Council's Parking SPD.

A parking layout demonstrating the provision of three off-street parking spaces accompanies the application.

Flood Risk

The site lies within Flood Zone 2.

The required Flood Risk Assessment Form has been completed and submitted as part of the planning application.

The proposal relates to the extension of an existing residential property and is not considered to give rise to unacceptable flood risk implications.

Ecology

The proposal involves the removal of an existing garage and conservatory.

No evidence of protected species has been identified.

The Council indicated at pre-application stage that ecological consultation may be undertaken during the determination process.

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Should any additional ecological information be required by the Local Planning Authority, it can be provided as part of the application process.

Community Infrastructure Levy (CIL)

The proposed development creates less than 100 square meters of new floorspace and therefore remains below CIL threshold referenced within the pre-application correspondence.

No CIL liability is therefore anticipated.

Conclusion

The proposed development represents a sympathetic and proportionate extension to an existing family dwelling.

The Council's pre-application advice identified the rear extension as likely to be acceptable and raised concerns only in relation to the interpretation of guidance for the two-storey side extension.

Subsequent correspondence confirmed that:

- The proposed ridge height is lower than the existing dwelling;
- The extension retains approximately two metres separation from the neighbouring dwelling;
- No site visit had been undertaken when the initial assessment was made.

The proposal maintains a subordinate appearance, preserves the character of the area, retains separation between buildings and protects neighbouring residential amenity.

For these reasons the proposal is considered to constitute sustainable and acceptable development and planning permission is respectfully requested.