

Planning Statement
Proposed Single Storey Rear Extension and Raised Patio
39 Hazleton Way, Waterlooville, PO8 9BP

Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the erection of a single-storey rear extension together with an associated raised patio and steps at 39 Hazleton Way, Waterlooville, PO8 9BP.

The application follows pre-application discussions with Havant Borough Council under reference GEN/26/00436. The advice received confirmed that the proposal would be worthy of submission as a planning application, subject to appropriate screening being incorporated to safeguard neighbouring residential amenity.

Site and Surroundings

The application property is a semi-detached dwelling located within the established residential area of Hazleton Way, Waterlooville. The surrounding area is characterised by residential properties of similar scale and appearance, with rear gardens backing onto neighbouring residential plots.

The property benefits from a private rear garden and sufficient space to accommodate the proposed extension and associated external works without adversely affecting the character of the area.

Proposed Development

The proposal comprises:

- A single-storey rear extension to provide additional living accommodation;
- A raised rear patio area accessed directly from the extension;
- Associated steps providing access to the rear garden;
- Installation of 1.8 metre high obscure glazed privacy screens to the side elevations of the raised patio platform.

The extension has been designed to remain subordinate to the host dwelling and to integrate with the existing property in terms of scale, form and appearance.

Design and Impact on Character

The proposed extension is modest in scale and confined to the rear of the property where it will have limited visibility from the public realm. The design reflects the appearance and proportions of the existing dwelling and is consistent with the pattern of domestic extensions commonly found within established residential areas.

As a result, the development will preserve the character and appearance of both the host dwelling and the wider street scene.

Residential Amenity

A key consideration relates to the raised patio and the potential for overlooking neighbouring properties.

The applicant has carefully considered the advice provided by the Council through the pre-application process. In response, 1.8 metre high obscure glazed privacy screens will be installed on the side elevations of the raised platform. These screens will prevent direct

overlooking towards neighbouring properties to the north and south and will effectively safeguard the privacy and amenity of adjacent occupiers.

The single-storey extension itself is not considered to result in any unacceptable loss of light, outlook or overbearing impact due to its limited height and rearward position.

Accordingly, the proposal is considered to provide an acceptable relationship with neighbouring properties and complies with the objectives of local planning policies seeking to protect residential amenity.

Pre-Application Advice

The proposal was considered by Havant Borough Council under pre-application reference GEN/26/00436.

The Council advised that:

"In my opinion from the information provided, the proposal would be worthy of submission as a planning application."

The Council further recommended the installation of screening to the side elevations of the raised platform to a height of 1.8 metres above platform level, using obscure glazing, to prevent overlooking and protect neighbour amenity.

The submitted proposal has incorporated this recommendation in full.

Conclusion

The proposed single-storey rear extension and raised patio represent a well-designed and proportionate addition to the dwelling.

The development will:

- Enhance the functionality of the property;
- Respect the character and appearance of the existing dwelling and surrounding area;
- Protect neighbouring residential amenity through the incorporation of 1.8 metre high obscure glazed privacy screens;
- Respond positively to the advice received through the Council's pre-application process.

For these reasons, the proposal is considered to accord with the relevant provisions of the development plan and national planning policy and planning permission is respectfully requested.