

Planning Statement

Application: Single Storey Rear Extension

Site: 30 Broadlands Avenue, Waterloooville, PO7 7JE

Introduction

This Planning Statement has been prepared in support of a householder planning application for the erection of a single-storey rear extension at 30 Broadlands Avenue, Waterloooville.

The proposal has been informed by the pre-application advice received under reference GEN/26/00366 and has been designed to provide additional family accommodation whilst respecting the character of the property and the amenity of neighbouring occupiers.

The application should be assessed against Policy CS16 of the Havant Borough Local Plan, which seeks high quality development that is appropriate to its surroundings and protects neighbouring amenity.

The Proposal

The application seeks planning permission for a single-storey rear extension measuring approximately 5.5 metres in depth by 9.5 metres in width, with a flat roof and an overall height of approximately 2.7 metres.

The extension adjoins the existing rear extension and remains entirely single storey. The use of a flat roof has been chosen specifically to minimise the overall height and visual impact of the development.

Character and Appearance

The property occupies a generous residential plot with a long rear garden that is capable of accommodating the proposed extension whilst retaining a substantial area of private amenity space.

As the extension is located entirely to the rear of the dwelling, it will not be readily visible from the public realm and will therefore have little influence on the character or appearance of Broadlands Avenue.

Although the extension increases the footprint of the dwelling, its single-storey form and low overall height ensure that it remains a proportionate addition to the property. The proposal has been designed to sit comfortably within the site without appearing cramped or resulting in overdevelopment.

Residential Amenity

The extension has been carefully designed to minimise its impact on neighbouring occupiers. The proposal remains single storey with a maximum height of only 2.7 metres, significantly reducing its visual presence when compared with a pitched roof design.

The generous size of the application site, together with the low height of the extension,

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ensures that neighbouring properties will continue to enjoy an acceptable level of outlook and residential amenity.

The applicant acknowledges the comments raised during the pre-application process regarding the relationship with No. 32 Broadlands Avenue. However, it is considered that the proposed extension, by virtue of its modest height and single-storey design, would not result in an unacceptable sense of enclosure or overbearing impact.

Conclusion

The proposed extension represents a well-designed addition that responds appropriately to the size and characteristics of the site.

The development remains confined to the rear of the property, retains a generous rear garden, and has been designed to minimise its impact through its single-storey form and low flat roof.

The extension has been brought forward to meet the evolving needs of the family, including the provision of accessible facilities and a wet room, together with an enlarged kitchen and family living space to better support the household's long-term requirements.

It is therefore considered that the proposal complies with the objectives of Policy CS16 of the Havant Borough Local Plan, and planning permission is respectfully sought.

It is therefore considered that the proposal complies with the objectives of Policy CS16 of the Havant Borough Local Plan, preserving the character of the area whilst protecting the amenity of neighbouring occupiers. Accordingly, planning permission is respectfully sought.

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