Planning Statement

Site Address: 13 Waters Edge Gardens, Emsworth PO10 7EU

Proposal: This Planning Statement has been prepared in support of a householder application for a two storey side exentsion and single storey rear extension following demolision of an existing garage, along with a new porch and roof.

[redacted]

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Description

Existing Building

The existing property consists of 3 bedrooms, a lounge diner, kitchen and bathroom, along with an externally accessed garage. The site is within a small caul-de-sac road.

Proposed Development

The proposal seeks to create an extension to the existing house to create the following;

- Larger living space for the family
- Utility room/store to the rear
- Larger first floor bedrooms
- New porch area with roof

We are proposing the extension to be in a white render with a brick plinth at the bottom, roof tiles to match existing, windows (new and replacement) to be a dark grey colour.

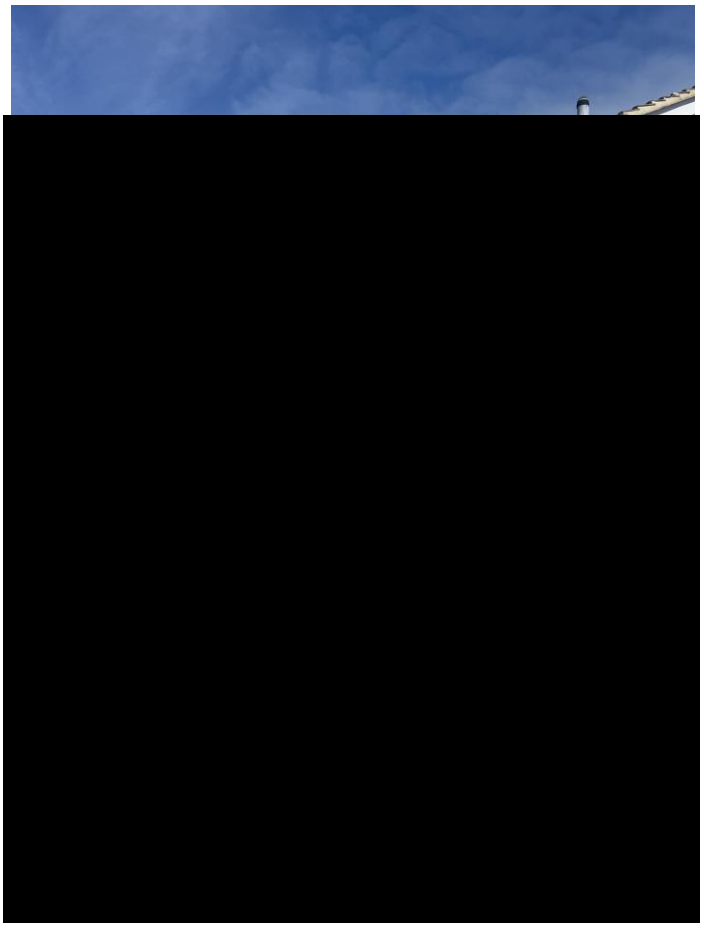
The existing pitched roof over the front window which also provides a covered porch, is looking tired and with need of repairs and requires an upgrade.

Residential Amenity

The proposal has been designed to ensure there are no materially harmful impacts on neighbouring residential amenity.

The proposed extension is set back from the front of the dwelling, meaning the ridge line is lower than the main house therefore subservient to the existing dwelling.

The neighbouring property at no.11 has provided a similar scheme in regards to materials to this, see image below;



Our proposal will be in keeping with the design of the neighbouring property and therefore not look out of place.

No.11 has the same layout as this dwelling, whilst there are two windows on the side elevation which we are proposing to build near, these are for a WC and hallway landing, whilst we are also not proposing and side windows, there will be no overlooking issues due to the scheme.

The local guidance states that extensions should be away from the boundary; in this instance there is already the existing garage within the same footprint of the side extension, with a propsoed single storey extension to the rear.

Along the road of Waters Edge there has been multiple garage conversions which would have likely been designed and constructed under permitted development rights, there has also been a two storey development at no.10, see image below;

There has also been a single storey side extension to no.17, which seems to be up to / close to the existing boundary line, which would be against the proposed SPD guidance see image below;

[redacted]

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Parking

Whilst the application removes the existing garage, there will be a parking space retained on the existing driveway. It may be noted that the conversion of the garage could potentially lose a parking space, however, the existing garage is only 2.3m wide and therefore would not be able to fit a modern-day parking space within it, therefore we do not feel this could classify as a loss of parking as it would not comply with current standards.

It is also noted that the garage could be converted under permitted development, creating the same situation (which is apparent in other sites along the road).

[redacted]

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Conclusion

This application proposal seeks to provide an extension and upgrade in appearance to an existing dwelling without affecting the neighbouring properties but also providing the clients family with the desired space.

The proposal is considered to represent an appropriate form of development and it is respectfully requested that the Local Planning Authority consider this application for approval, or work with us as agents toward and approvable scheme.

[redacted]

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