Planning Statement

Proposed Two-Storey Side and Rear Extension, Loft Conversion with Three Rear Dormers Front Porch and External Flue.

Property: 43 Hartplain Avenue, Waterlooville, Hampshire

Applicants: Mr & Mrs S. Lawson REVISION 1

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1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the erection of a two-storey side and rear extension, loft conversion incorporating three rear dormer windows, and the construction of a front porch at 43 Hartplain Avenue, Waterlooville.

The proposal has been designed to provide additional family accommodation while ensuring that the scale, appearance and design of the development remain sympathetic to the existing dwelling and the established residential character of the surrounding area.

This statement demonstrates how the proposal accords with the relevant provisions of the National Planning Policy Framework (NPPF) and the adopted Havant Borough Local Plan.

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2. Site and Surroundings

The application site comprises a detached dwelling located within an established residential area of Waterlooville.

The site extends to approximately **969 square metres** and currently accommodates a dwelling with a **Gross Internal Area (GIA) of approximately 153 square metres**. The proposed development would provide an additional **132 square metres** of internal floor space through the extensions and loft conversion.

The property occupies a generous residential plot with adequate separation distances from neighbouring properties and sufficient private amenity space to accommodate the proposed development without resulting in overdevelopment.

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3. Proposed Development

Planning permission is sought for:

- Two-storey side extension.
- Two-storey rear extension.
- Loft conversion incorporating three rear dormer windows.
- Oak-framed front porch.
- Associated external alterations and landscaping works.
- Front Porch

- External flue to support internal wood burner.

The proposed development has been designed to remain proportionate to the host dwelling and to integrate seamlessly with its existing form and appearance.

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4. Design and Materials

The proposal adopts a design approach that reflects the prevailing character of Hartplain Avenue and the wider residential area.

The proposed materials include:

- Matching facing brickwork.
- Concrete or clay roof tiles to match the existing roof.
- Composite cladding as an architectural feature.
- White aluminium windows and doors.
- Oak-framed front porch.

The extensions have been designed with roof forms, proportions and detailing that complement the existing dwelling, ensuring a cohesive appearance.

The rear dormers are positioned on the rear roof slope and are therefore largely screened from public viewpoints, minimising any visual impact on the street scene.

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5. Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF places significant emphasis on achieving well-designed places.

The proposal accords with:

Section 12 – Achieving Well-Designed Places

Paragraphs 131 and 135 of the NPPF state that planning decisions should ensure developments:

- Function well and add to the overall quality of the area.
- Are visually attractive through good architecture and appropriate materials.
- Are sympathetic to local character while not discouraging appropriate innovation.
- Establish or maintain a strong sense of place.

The proposal responds positively to these objectives through a design that respects the existing dwelling and surrounding residential character while providing improved living accommodation.

The development represents sustainable growth within an established residential area and makes efficient use of previously developed residential land without causing harm to local character or neighbouring amenity.

Havant Borough Local Plan

The proposal has been assessed against the relevant policies of the Havant Borough Local Plan (Core Strategy and Development Management Policies).

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Policy CS11 seeks to ensure that development contributes positively to local character and distinctiveness.

The proposed extensions have been designed to complement the scale, form and appearance of the existing dwelling and surrounding development. The use of matching brickwork, tiled roofing and complementary materials will ensure that the development integrates successfully into its setting.

Policy CS16 – High Quality Design

Policy CS16 requires development to:

- Demonstrate a high standard of design.
- Respect local character and distinctiveness.
- Protect residential amenity.
- Contribute positively to the appearance of the area.

The proposal has been carefully designed to meet these requirements. The extensions remain subordinate to the original dwelling and reflect the established pattern of residential development along Hartplain Avenue.

Development Management Considerations

The proposal also accords with established residential design guidance by:

- Respecting the scale and massing of neighbouring properties.
- Maintaining appropriate spacing and building proportions.
- Ensuring adequate private amenity space remains available.
- Avoiding unacceptable overlooking or loss of privacy.

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6. Impact on Character and Appearance

The surrounding area is characterised by detached and semi-detached family homes that have evolved over time through extensions and alterations.

The proposed development has been designed to sit comfortably within this context.

The front porch provides an attractive enhancement to the principal elevation without dominating the frontage.

The side and rear extensions maintain an appropriate relationship with the host dwelling and do not appear overly bulky or incongruous.

The loft conversion is sensitively designed, with the three dormers located on the rear roof slope where their visual impact on the public realm is limited.

Consequently, the proposal preserves and enhances the character and appearance of the street scene in accordance with the NPPF and Local Plan design policies.

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7. Impact on Residential Amenity

The proposal has been carefully designed to avoid unacceptable impacts upon neighbouring occupiers.

Given the size of the plot and existing separation distances, the extensions are not considered to result in significant loss of daylight, sunlight or outlook to adjoining properties.

To safeguard privacy:

- All bathroom windows and WC windows will be fitted with obscured glazing.
- Any such windows will be fixed shut below 1.7 metres above finished floor level where required by the Local Planning Authority.

These measures ensure that no unacceptable overlooking or loss of privacy will occur.

The proposal therefore complies with the amenity objectives of Policy CS16 and the design principles of the NPPF.

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8. Scale of Development and Plot Ratio

The application site extends to approximately **969 sqm**, providing ample space for the proposed extensions and associated development.

The additional **132 sqm** of floor area remains proportionate to the size of both the existing dwelling and the overall plot.

Substantial garden and amenity space will remain available following completion of the development, ensuring that the site does not become overdeveloped.

The proposal therefore represents an efficient and appropriate use of residential land.

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9. Conclusion

The proposed two-storey side and rear extension, loft conversion with three rear dormers and oak-framed front porch have been carefully designed to complement the existing dwelling and respect the character of Hartplain Avenue.

The development:

- Complies with the design objectives of the National Planning Policy Framework, particularly Section 12 – Achieving Well-Designed Places.

- Complies with Policies CS11 and CS16 of the Havant Borough Local Plan.
- Preserves the character and appearance of the street scene.
- Protects neighbouring residential amenity.
- Incorporates high-quality materials that complement the existing dwelling.
- Makes effective use of an established residential plot without constituting overdevelopment.

The proposal is therefore considered to represent sustainable and appropriate residential development, and planning permission is respectfully requested.