



**PLANNING STATEMENT for  
A HOUSEHOLDER PLANNING APPLICATION at**

**CHARFORD**

**SEND HILL**

**SEND**

**GU23 7HR**

7 DAY PLAN SERVICE

PLANNING PERMISSION

LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS

CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS

STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION

ELECTRONIC SURVEYS

COST SAVING SPECIFICATION

EXTENSIONS

LOFT CONVERSIONS

NEW HOUSES

OUTBUILDINGS

ALTERATIONS

FREE ADVICE

ALL WORKS CONSIDERED

SAP CALCULATIONS

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<b>Report Prepared by</b>	iPlans
<b>Date</b>	06/07/2021

## **1. Introduction**

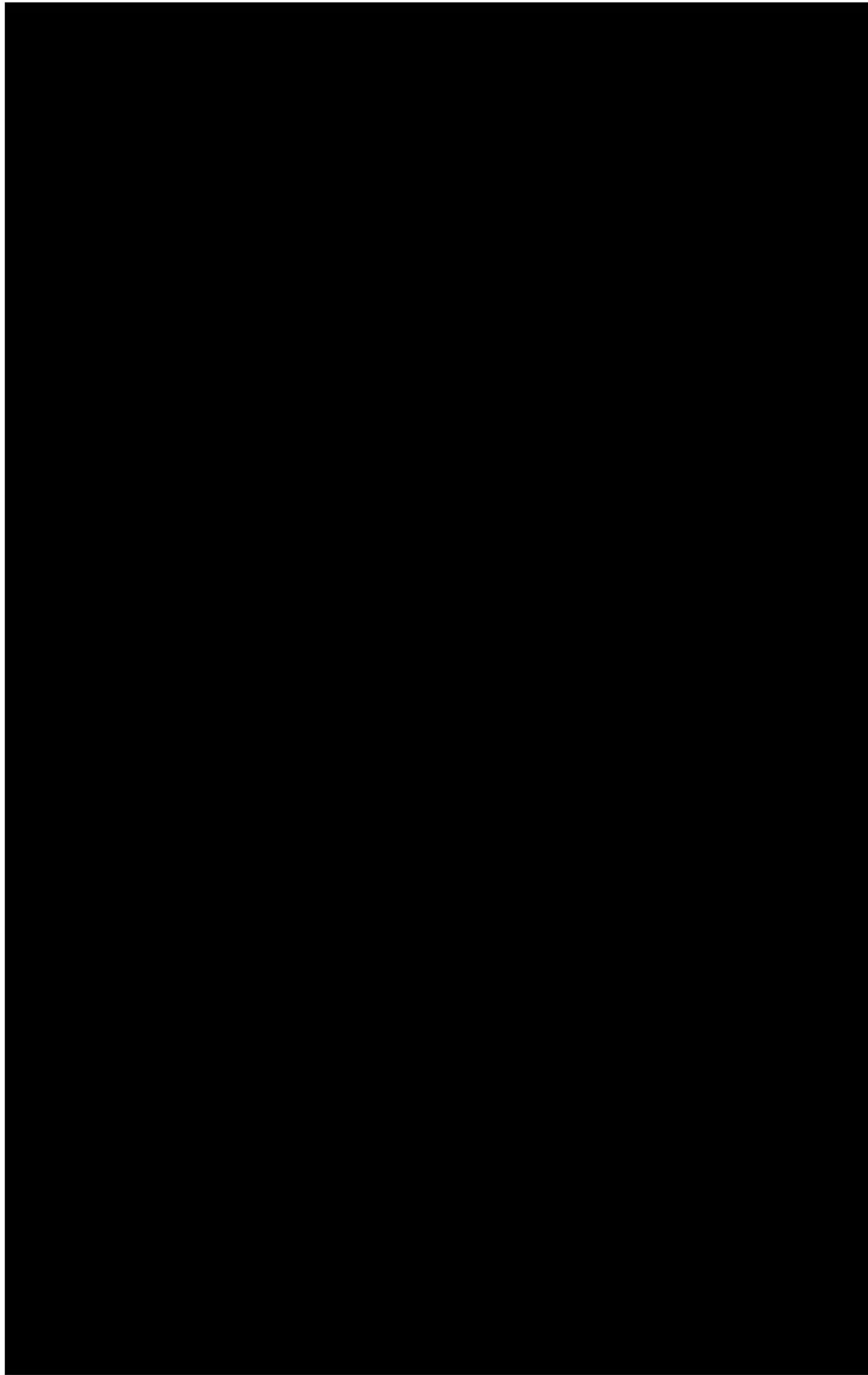
1.1 iPlans has been instructed by Adam Fergie to submit a householder planning application for a single storey rear extension, single storey front infill extension to include garage conversion, front, side and rear projections and external changes to the appearance of the dwellinghouse to include replacement fenestrations, rendering of the property, new in and out driveway and front boundary changes.

1.2 This Planning Statement has been prepared to accompany and support this application.

## **2. Site Location & Description**

**2.1** The site at Charford, Send Hill, Send, GU23 7HR accommodates a detached bungalow.

**2.2** Photographs below shows the front and rear elevations of the dwellinghouse.



**2.3** As you can see from the above photographs, the property is a mix of brick and cladding and the fenestrations are uPVC.

**2.4** Planning history for this property includes the following applications:

- 2.4.1 89/P/0833 – demolition of existing garage and extension and the construction of new garage, hobby and utility room
- 2.4.2 91/P/01037 – erection of a conservatory to rear of dwelling

### **3. The Proposal**

3.1 This householder planning application is for a single storey rear extension, single storey front infill extension to include garage conversion, front, side and rear projections and external changes to the appearance of the dwellinghouse to include replacement fenestrations, rendering of the property, new in and out driveway and front boundary changes.

3.2 The single storey rear extension will measure 2900mm wide and 4700mm deep. It will be added onto the existing utility that will be extended slightly so that it will align with the existing rear building line. There will be a window to the elevation overlooking the rear garden and a window and door on the inner side elevation.

3.3 The proposed single storey front infill extension will infill the space between the current garage and main dwelling. This will involve the conversion of the garage. The garage door will be replaced with a single door with windows either side of it. It will have a mix of pitched roof and flat roof. There will be 5x skylights. There will be 2x window and a door to the front elevation of the infill extension.

3.4 The front, side and rear projections will be angled. The front projection will have glazing on each side. Part of the front bedroom depth will be reduced. The side porch will be removed and replaced with a side projection which will have a door on one side and glazing on the other. The conservatory will be demolished to make way for the rear projection. This will contain glazing on each side. These projections will have flat roofs which will measure 2742mm high. These projections will provide window benches for each room.

3.5 The proposed fenestration changes includes removing the front window bedroom and then closing the opening. There will be a double door to the side elevation. The existing study and bedroom windows will be removed. The existing living room side windows will be replaced with a single and bi-folding door. The existing rear dining room window will be replaced with another window. The property will be rendered. There will be a new in and out driveway and a change to the front boundary. Hedging will be removed and a new boundary wall with gates will be installed. It will provide access and egress points to the driveway.

3.6 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Send Hill without significantly affecting the traffic flow.

3.7 Waste from the site will be removed by skips with the appropriate street licences.

3.8 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

## **4. Relevant Planning Policy**

4.1 The Local Plan and Residential Extensions and Alterations Guide has been consulted as part of this application.

4.2 Policy CS1 Policy D1 of the Local Plan states that all new developments will be required to achieve high quality design that responds to distinctive local character of the area in which it is set.

4.3 The Residential extensions and alterations guide states that the optimum length of a rear extension should reflect the scale, proportion and mass of the existing property. The side walls of extensions should be of a solid finish. There should be no windows or openings on side walls facing neighbouring properties and private gardens.

## 5. Conclusion

5.1 The proposal is for a single storey rear extension, single storey front infill extension to include garage conversion, front, side and rear projections and external changes to the appearance of the dwellinghouse to include replacement fenestrations, rendering of the property, new in and out driveway and front boundary changes.

5.2 The rear extension will be set off the boundary. It will have a flat roof that is of a height that will not appear overbearing.

5.3 The infill extension to the front will be set back from the front building line. The roof will be pitched at the front and will match with the existing roof pitch. The flat section is kept to the rear and cannot be seen from the street.

5.4 The front, side and rear projection will add a modern architectural feature to the dwellinghouse. It will match with the proposed rendering of the property. Properties in the area have various finishes and there are some with a rendered finish therefore the proposed rendering of the dwellinghouse will fit in with the appearance of the area. The proposed fenestration changes will match the modernised changes that will be made to the dwellinghouse.

5.5 The proposed concept of the proposal is to modernise the property to bring a positive contribution to the streetscene. The hedging is in a poor state and so removing it will open up the space and the new wall and gate with the modernised dwellinghouse will bring a positive contribution in terms of appearance to the street scene.

5.6 The proposed in and out driveway will allow safe access and egress of vehicles without impacting highway safety. It will minimise the need to reverse out onto the highway and allow for easy manoeuvrability on site. Properties in the area of are varying size, scale and appearance and as such the proposed changes can fit in with the varied appearance and character of the area.

5.7 I therefore would hope you consider this application for approval.