



**PLANNING STATEMENT
ALTERATIONS AND ADDITIONS
10 PETERSCROFT AVENUE, ASHURST, SOUTHAMPTON, SO40 7AB**

INTRODUCTION

10 Peterscroft Avenue is a detached dormer bungalow dating from the 1960s. It is situated in a cul-de-sac of bespoke detached houses and bungalows most of which have been substantially extended or rebuilt in recent years. The property has grounds extending to about 0.18 hectares.

PLANNING POLICY

The property is within the "defined village" of Ashurst. Here the various New Forest National Park policies which restrict the extension of dwellings do not apply. However there is a village design statement which seeks to ensure that additions to dwellings are in keeping with local vernacular and finished in appropriate materials. Valid policies also seek to protect and enhance the amenities of neighbours and the general public.

PROPOSAL

At the moment the dwelling has a gross internal floor area of 190 m² (including an integral garage). Of this 159 m² is downstairs and 31 m² at first floor level.

The proposal is to add 68 m² as two extensions at first floor level, bringing the total gross internal floor space to 258 m² (an increase of 36%). This will enable the ground floor to be used for living accommodation and the first floor for bedrooms and bathrooms.

DESIGN

The materials to be used will match the existing property, with fully hipped roofs clad with plain clay tiles. New brickwork will match existing. The walls of the new additions will be clad with plain clay tile hanging. The small front porch will be built with an oak frame and lead roof. The ridge height of the building will be increased by 1.2 m (left hand wing) and 0.95 m (right hand wing).

New windows will face front and back, apart from two small bathroom windows, to the north east elevation, which will be obscure glazed.

ECOLOGY

There is no evidence of any protected species at the property. See the Biodiversity Checklist.

EFFECT ON NEIGHBOURS

The property will not cause any unacceptable or additional overshadowing or overlooking to the dwellings or gardens of 8 and 12 Peterscroft Avenue, both of these properties having themselves been substantially extended in recent years.

DRAWINGS SUBMITTED WITH APPLICATION

Topographical survey – P. Stubbington Ltd reference 7717/01 April 2019
Existing floor plans and elevations – P. Stubbington reference 7717/02 April 2019
Site Location Plan scale 1/1250
Proposed floor plans, elevations and sections reference 2571/03 March 2022
Block/roof plan reference 2571/04 March 2022

LIGHTING ASSESSMENT

No more external lights are proposed.

SUSTAINABILITY STATEMENT

The existing building is poorly insulated. The proposed work will allow all of the living accommodation to become very well insulated, at least to current Building Regulation requirements, thereby reducing energy for the remaining life of the building.

The method being employed for the extensions will avoid the need for more, expensive, foundations. The construction will be fully sustainable and an efficient building will be created.

CONCLUSION

The proposed scheme will increase, by a modest amount, the size of the dwelling and will convert it into a family home compatible with nearby and neighbouring properties. The footprint will remain as existing and the revised design will sit comfortably with other houses in the vicinity. The proposal complies fully with all appropriate planning policies.

Robert H Davis FRICS
Robert Davis Design
March 2022