

Planning Application Supporting Information

Construction of single storey rear extension and demolition of existing outhouse / external WC.

The proposals that this supporting information is associated with consist of a single-storey rear extension to house an enlarged kitchen / dining room. To facilitate this extension an existing brick outhouse / external WC will be demolished. The proposals will extend out approximately 2.2 metres, which is on the same line as existing outhouse.

The proposed extension will see the existing kitchen and dining room extended to the rear creating a layout that is more suitable for modern family living. Connected to this area below the existing stair will see a new downstairs WC formed. A pair of sky lights are located above the extended kitchen / dining room to increase the amount of natural light afforded to what is a largely north facing living space.

The massing of the proposals is largely in keeping with the property's adjoining neighbour at 18 Maylands Road. Where possible proposed materials will match those of the existing building.

Biodiversity

As part of the proposals an existing outhouse / outside WC will need to be demolished. The existing structure is currently used as part time garden storage and is accessed on a semi-frequent basis with no evidence of wildlife visible. This is consistent with similar applications to neighbouring properties.

No other wildlife habitats or features on site that will be affected.

Foul Sewage and Utilities

The proposals will seek to use as many existing connections to the foul sewer as possible to minimise disruption. Currently the only connections that exist are for domestic purposes only.

Landscaping

The rear extension will occupy space currently used as a patio area, as part of the proposals a new area of hard landscaping will need to be constructed on where some of the existing soft landscaping is.

Parking

The property currently offers two off road parking spaces at the front of the house on the existing driveway, with a further space available in the existing garage. Due to the nature of the proposals none of these parking spaces will be altered and will remain as existing.

Arboriculture

Located towards the north side boundary of the existing garden is a large Oak tree with a canopy of approximately 15 metres in diameter, with an approximate height of 12 metres. The trunk of the tree is approximately 18 metres from proposed extension and given the proposals do not extend the footprint of the house past the

line of the existing external outhouse / WC it is not considered to be an issue. The tree is not subject to any Tree Protection Orders.

The proposed footprint will have no effect on any of the existing arboriculture on site.

Heritage

The property is within the settlement boundary of Havant and is not listed or within any Conservation Area. The proposals have been designed to be in keeping with the existing building with similar styles, materials and roof pitches used.

The proposals are also in keeping with the surrounding dwellings and are of a similar scale.