



PLANNING STATEMENT

**Treetops
Priestands Close
Woodlands
Southampton
SO40 7GD**



Prepared by
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This statement accompanies the Householder planning permission application for single storey rear extension and roof alterations and should be read in conjunction with plans numbered:

- GOD 2201 Existing Floor Plans
- GOD 2202 Existing Elevations
- GOD 2203 Proposed Floor Plans
- GOD 2204 Proposed Elevations
- GOD 2205 Block Plan
- GOD 2206 Location Plan

APPLICATION SITE

Treetops is an unlisted property situated in Priestlands Close, Woodlands within the New Forest National Park and on the edge of the Forest North East Conservation Area. The rear of the property faces Ringwood Road.

PLANNING HISTORY

No planning history has been found in relation to this site

PROPOSED WORK

Single storey rear extension to kitchen and replace existing flat roof with pitched roof and conservation roof-lights.

PROPOSED EXTERNAL MATERIALS

- Walls - Brick to match existing with glazed gable
- Roof - Tiles with Conservation Roof-lights
- Window - UPVC
- Bi-fold Doors - Aluminium or UPVC

SIZE

The external dimensions of the proposed extension are 1550mm by 4897mm and the floor area of the proposed extension is 6.37m².

EXISTING & PROPOSED PARKING PROVISION

Unchanged.

VEHICLE & PEDESTRIAN ACCESS

Unchanged.



Existing rear of Treetops

DP36 PLANNING POLICY

The applicant has confirmed that there have been no extensions to the property since 1st July 1982. The existing internal floor area is 162.22m² (ground floor 87.55m² & first floor 74.89m²).

The extension results in additional floor area of 6.37m² which is less than 30% increase allowable under this planning policy.

HERITAGE

Priestlands Road is an area of limited architectural quality that makes minimal contribution to the overall significance of the Forest North East Conservation Area. The rear of the property faces Ringwood Road with Netley Marsh Workshops on the opposite side of Ringwood Road. It is considered that the modest extension and replacement of the existing flat roof with a pitched roof and conservation roof-lights will enhance the overall appearance of the rear of the property and will have no detrimental impact to the Forest North East Conservation Area.

FLOOD RISK ASSESSMENT

The Environment Agency website has not identified the application site as being at risk from flooding.

DAYLIGHT/SUNLIGHT/PRIVACY ASSESSMENT

It is considered that the proposed extension will not have an impact on the daylight, sunlight and privacy enjoyed by the neighbouring properties.