

**DESIGN STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR
Extension to:
40 Turbary Road, Fleet, Hampshire, GU51 1GJ**

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1. INTRODUCTION:

We hereby submit a Householder planning application for the Council's consideration, which is to undertake the construction of a single storey rear extension.

In support of the application, we submit the following drawings:

Dwg No. 22-017-P-001	Location Plan
Dwg No. 22-017-P-002	Block Plan
Dwg No. 22-017-P-003	Existing Plans
Dwg No. 22-017-P-004	Existing Elevations
Dwg No. 22-017-P-008	Proposed Plans
Dwg No. 22-017-P-009	Proposed Elevations

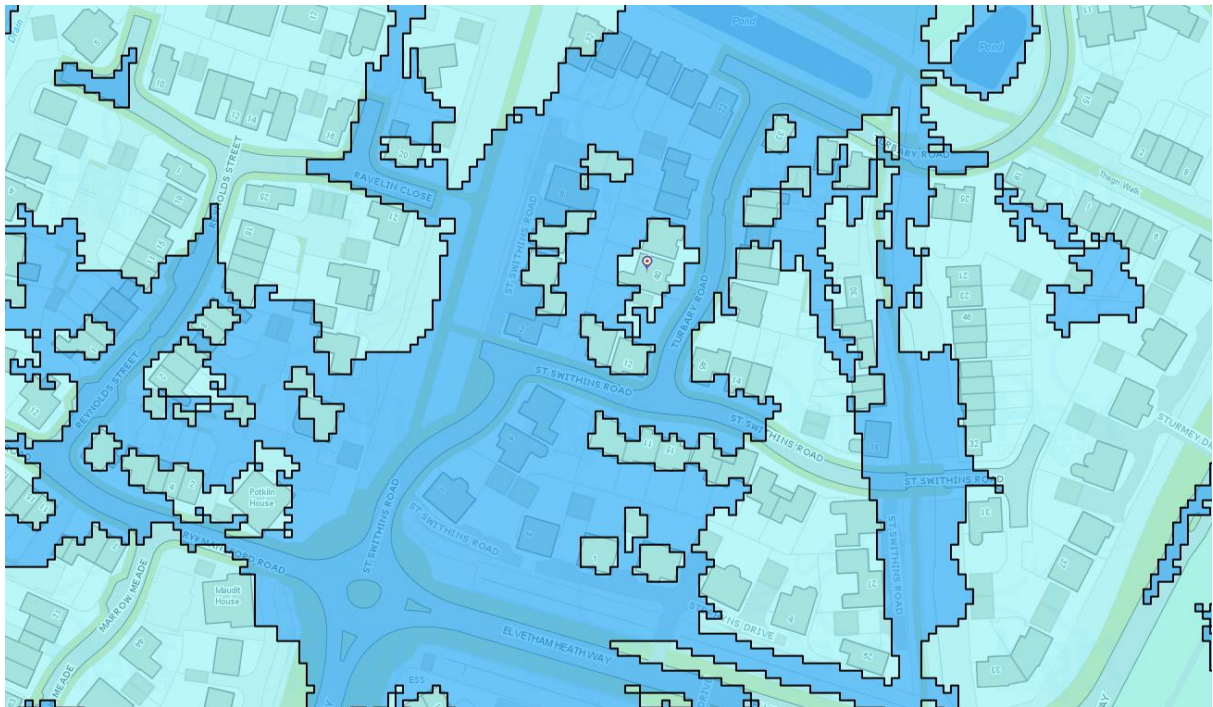
2. SITE ANALYSIS

The properties are identified in the Local Plan as being within a 'Residential Area' and has a site area of 0.0268 ha (0.066 acres).

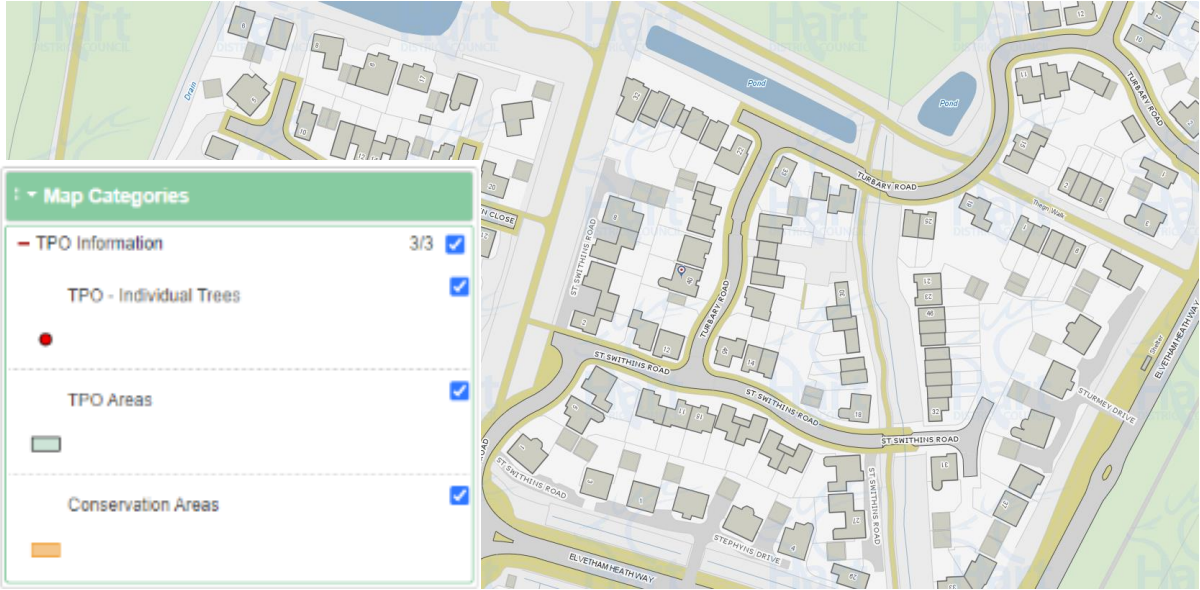


The properties on Turbary Road are a mixture of two storey, traditionally constructed detached and semi-detached houses that have had a variety of extensions.

3. LOCAL MAP



The existing property is a two storey house in a residential road. The dwelling is **NOT** in a conservation area or an SSSI area.



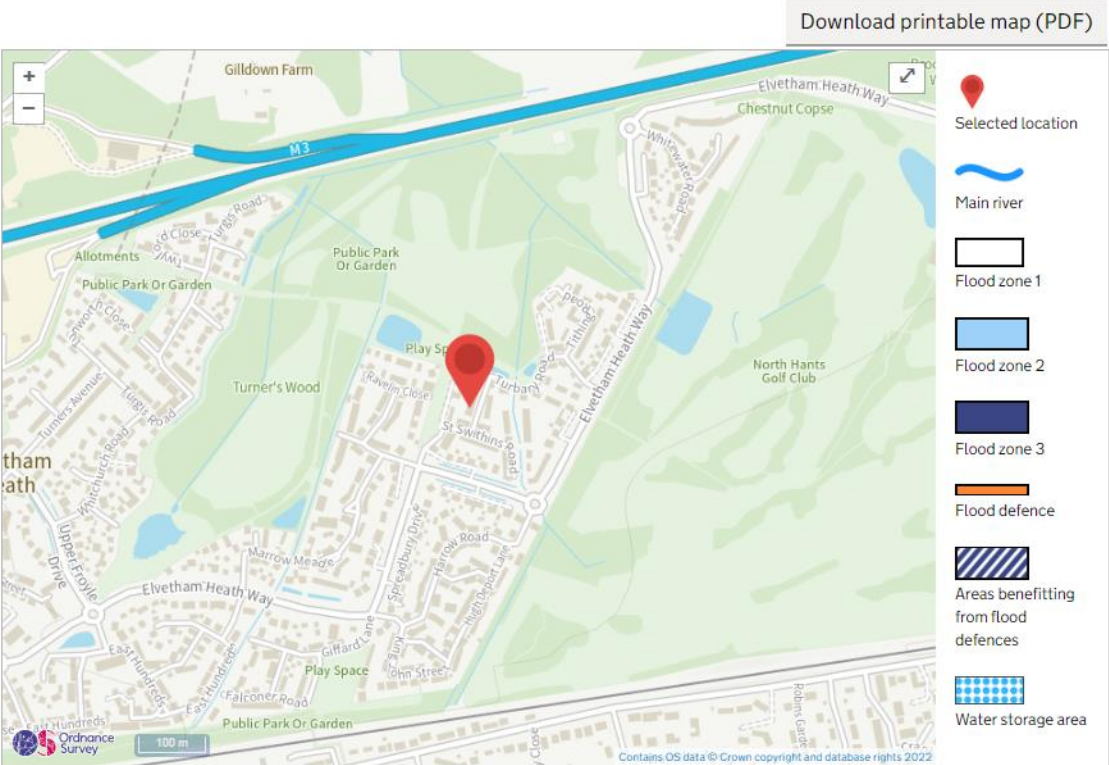
There are NO TPO trees on site.
 No endangered species are believed to be on the site.

4. FLOOD RISK ASSESSMENT

The site is within a low flood plain (Zone 1). See below.

Your development is in flood zone 1. This means it has a low probability of flooding from rivers and the sea.

[More information about your results](#)



Design Proposal

The proposed development is for a single storey rear extension.

5. PLANNING CONTEXT & POLICIES:

5a. PLANNING HISTORY

There have been no previous planning applications for this property.

5b. THE LOCAL PLAN POLICY:

URB16

Sets out the Council's criteria for extensions;-

In assessing planning applications for home extensions the Council will give particular consideration to:-

(i) The proposed development is sympathetic in scale and character to the existing dwelling and surrounding properties;

(ii) The proposed extension does not materially detract from the amenities of adjoining dwellings by virtue of its siting and massing, or loss of privacy;

(iii) The proposed extension does not harm the street scene.

5c. POLICY ASSESSMENT AND RESPONSE

The proposed extension has been specifically designed to enhance the existing house and make it more future proof, whilst respecting the street scene, materials will be chosen to complement the existing property and the extension has been designed to have limited impact on the neighbouring properties.

We would conclude the proposal complies with the former policies and as such the integrity of the existing and neighbouring properties will be maintained.

6. DESIGN PRINCIPLES:

Our client is looking to remove the existing conservatory which currently serves little purpose and which is aging and replace it with a more suitable family room.

7. LANDSCAPE:

There are no trees that will be affected by the proposal.

8. PARKING PROVISION:

The existing driveway will be not affected by the proposed extension.

9. BAT SURVEY:

Walkover survey for building: All areas of the building were searched for signs of bats, looking for evidence including droppings and food remains. Building structures were also searched for potential bat entrance holes. A torch was used to illuminate corners and cracks.

Assessment: The roof space is well maintained and no gaps in the soffits, and the occupants have not seen any evidence of bats – droppings etc.

10. CONCLUSIONS:

A great deal of consideration has been given to the extension so that it should not only complement the existing house but also fit comfortably on the site.

I trust that you will support this application as there would not appear to be any overriding planning policy objections that would prevent permission being granted in this instance.

There are no overriding constraints which would unduly influence design, i.e. important views, features worthy of retention or protection and also physical features that need to be protected. The development will have limited impact on the adjoining owners.