

5 MOORFIELD  
HASLEMERE  
GU27 3SH

DESIGN AND PLANNING  
STATEMENT

Proposed Ground Floor and First Floor Rear Extensions to an Existing  
Two-Storey, Semi-Detached, Single-Family Dwelling House

For Ms. S. Croft and Mr. J. Brevitt

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## DESIGN AND PLANNING STATEMENT

### 1.0 SYNOPSIS

- a. The proposal comprises the construction of a part single storey, part two storey rear extension to an existing two-storey, semi-detached, single-family dwelling house on the southeast side of Moorfield. The proposed works comprise a ground floor extension replacing the existing bathroom to provide space for a larger Kitchen Dining room, a Utility room and WC along with a small first floor side extension to the existing rear addition to allow space for a first floor bathroom.
- b. Moorfield is a residential road with houses of different ages, sizes and styles. The road slopes down from its junction with Camelsdale Road toward Sturt Avenue. No6 Moorfield adjoins No5 and matches its form, size, style and level. No4 adjacent is also a similar property separated from No5 by a shared access but is at a raised level from No5.
- c. The application property is understood to have been constructed circa 1910 of traditional masonry construction with facing brickwork elevations under pitched roofs with slate covering. The original single storey rear addition housing a WC and coal store was replaced in the 1950s with a larger extension to provide a bathroom accessed off the kitchen.
- d. The property lies within the Camelsdale and Hammer Settlement Boundary, it is not Listed or designated a Building of Townscape Merit. It is not included in a Conservation Area or in any other type of Designated Area and we understand is not subject to any relevant Article 4 Directions.
- e. The proposal will not result in any overlooking or loss of privacy to any other property. The criteria set out in the BRE document 'Site Layout for Daylight and Sunlight' confirm that the proposal will not result in any significant loss of daylight to No4. It will not result in any increase in residential density or additional car-parking requirement.
- f. The criteria set out in the BRE document 'Site Layout for Daylight and Sunlight' confirm that the proposal will not result in any significant loss of daylight to No8 or any other property.
- g. The proposal has been carefully designed to suit the clients' requirements and to match, complement and enhance the existing property as well as respecting the adjoining properties.
- h. The new work will be to current construction standards including thermal performance, will update and enhance the existing property and will provide a valuable, high-quality and sustainable addition to the local residential capacity making best use of the existing housing stock.

- i. If it is felt that the proposal cannot be recommended for approval, we would be grateful for the planning authority's early advice so that possible amendments can be discussed and considered.

## 2.0 DESCRIPTION

- a. The proposed ground floor rear extension is constructed in facing brickwork to match the existing property with a flat roof to limit the impact on the adjacent properties.
- b. The first floor extension is modest in scale and is also constructed in facing brickwork to match the existing property. The new walls are set in from the existing flank and rear walls so that the original form can be appreciated. The pitched roof also matches the slate roof to the existing property and continues the line of the existing pitched roof to the rear addition.

## 3.0 PLANNING IMPACT

- a. The height of the ground floor extension has been limited to 3.0m. Whilst the application is not made under Permitted Development it is noted that the document – "Permitted Development Rights for Householders - Technical Guidance – September 2019" published by the Department for Communities and Local Government confirms that an extension of height 3.0m within 2.0m of the boundary – complying with the other PD constraints - would be Permitted Development. It can be taken from this that the Government regards 3.0m as an acceptable height for extensions on the boundary.
- b. There are no windows in the flank walls of the ground floor extension and the flat roof will not be used as a balcony or terrace so no overlooking or loss of privacy to any other property will result.
- c. The first floor extension will have no impact on No6 adjoining. The impact upon No4 is mitigated by the difference in levels with No4 at a higher level than No5. Also, the eaves level to the extension has been set so that a line at 45deg from the edge of the roof passes below the centre of the relevant window to No4. The BRE document 'Site Layout for Daylight and Sunlight – A Guide to Good Practice, second edition' advises that if the centre of the window in the adjacent property lies outside the 45deg line on elevation impact upon the daylight to the adjacent property is likely to be small – para 2.2.15, figure 17. The ground floor windows to the flank wall of the No4 rear addition will not be affected nor will any of the first floor windows to No4.
- d. The ground floor extension will have no impact on No4 adjacent when considered in the context of the BRE document 'Site Layout for Daylight and Sunlight'. The ground floor extension will impact upon the rear window of the rear addition extension to No6 but it is understood that the room served by this window is a utility room.

- e. There are no windows in the flank wall to the first floor extension so no overlooking or loss of privacy will result.
- f. The proposed ground floor extension is at least 12.0m from the public footway and projects about 0.6m from the flank wall to No5. The view from the street down the access between No4 and No5 will be largely obscured by the existing properties so the existing appearance of the property from the street will not be significantly changed and no visual disharmony will be created within the streetscape.
- g. A similar ground floor rear extension was approved at No1 Moorfield - reference 13/01413/DOM.

#### 4.0 FLOOD RISK

- a. The Environment Agency advises that the site is at 'Low Risk' of flooding from surface water and is at 'Very Low Risk' of flooding from rivers or sea. It also advises that flooding from Reservoirs and Groundwater is 'Unlikely'.
- b. There is no new sleeping accommodation at ground floor level.
- c. A completed Environment Agency Flood Risk Form is included in the application.

#### 5.0 SITE PHOTOGRAPHS



Image 01 – Front Elevation - No5 to the left, No4 to the right



Image 02 - Front Elevation - No6 to the left, No5 to the right



Image 03 - Rear Elevation of No5, No4 to the left, No6 to the right



Image 04 - Rear Elevation of No4, No5 to the right.