

February 2024

Planning Statement

Proposed extension at ground floor,
internal alterations.

at

67 Links Lane, Rowlands Castle, PO9 6AF.



Introduction

This planning statement is in support of an application for a householder planning application for 67 Links Lane, Rowlands Castle by iDraw Architecture made on behalf of the applicant who lives at the address.

Assessment

The Site

67 Links Lane is a large detached house set on a good sized plot with a private driveway.

The dwelling is a mixture of brickwork and render to the main elevations, with clay tiled pitched roofs and tile hung dormers. The roof has several barn hips and both the garage and the single storey wrap around extension use bonnet hip tiles on the returns to compliment this feature.

The property benefits from an wonderful view across the fields to Idsworth house to the north. However this aspect is not easily accessed by the current layout.

The Proposal – Design and impact

The alterations proposed to the house are simply to extend the existing wrap-around extension which forms the utility and dining space along the back of the house. Within the extended area we intend to open up the existing floor plan and providing three sets of French doors which will give views and access to the north side of the property.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has designed so as to be in keeping with the existing property. Relevant planning policies for this application are: CP27, CP29 and CP31.

An enquiry was made to Est Hants to determine if this application should be submitted or if the design would fall under Permitted Development. The following comments were received from Mary Bird on 14th February 2024.

"I can confirm that you will need to submit a householder planning application for this proposal and the necessary application forms can be accessed via the Planning Portal.

The above site lies within a settlement policy boundary as set out in the adopted local plan and as a result the principle of development is acceptable subject to its detailed design and impact it may have on neighbouring development. The following policies of the local plan are of note for your scheme and you may wish to view them in full via the council website. CP27, CP29 and CP31 of the joint core strategy, policy HE2 of the local plan second review, the Residential Extensions and Householder Development Supplementary Planning Document (SPD) and policy 5 of the Rowlands Castle Neighbourhood plan.

It is my view that your proposal appears to be in accordance with the adopted policies listed above however I would encourage you to prepare a supporting statement to be including with your formal application making reference to each policy and why you are of the view that your proposal meets the criteria of the policies."



Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.



Signed by Mark Davsion

For and on behalf of iDraw Architecture