

**SUPPORTING  
DESIGN STATEMENT**

**1 Long Sutton Drive, Fleet, Hampshire, GU51 1EA  
Produced on behalf of Mr Pound & Miss McCreedy**

**PLANNING ISSUE  
LAWFUL DEVELOPMENT CERTIFICATE  
FEBRUARY 2024**

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## 1.0 INTRODUCTION

This document gives an overview of the proposed works at 1 Long Sutton Drive. This short report accompanies the Lawful development certificate.

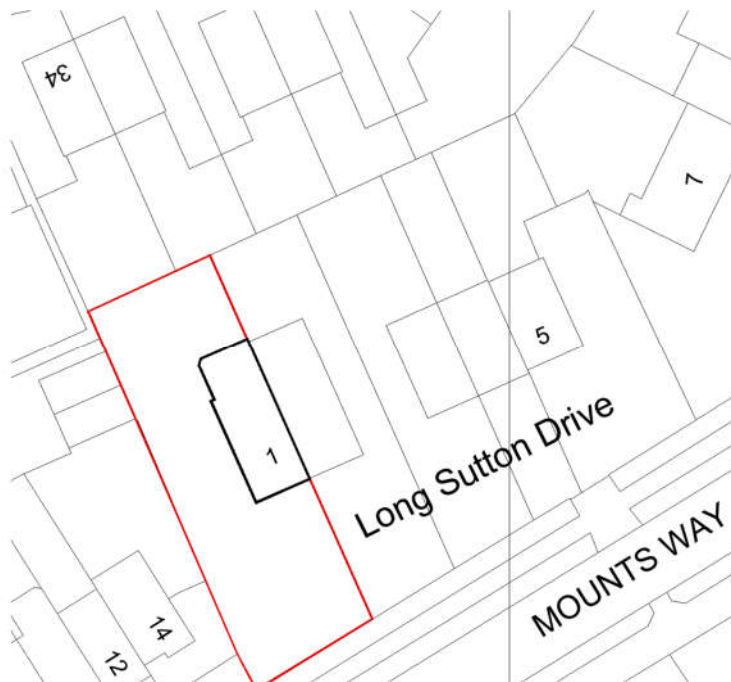
## 2.0 THE SITE

The subject dwelling is a 3 bedroom semi-detached house. The site is located in 1 Long Sutton Drive, Fleet.

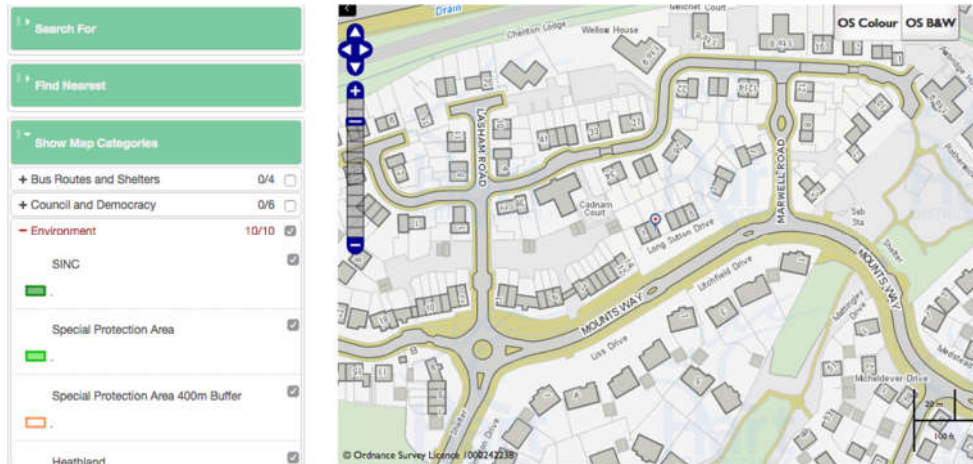
The immediate area around the site is residential with properties mainly being two to three storey high.

The site is outside the floodplain and/or an area liable to flooding. We believe a flood risk assessment is not required as part of this proposed application due to the location and nature of the project.

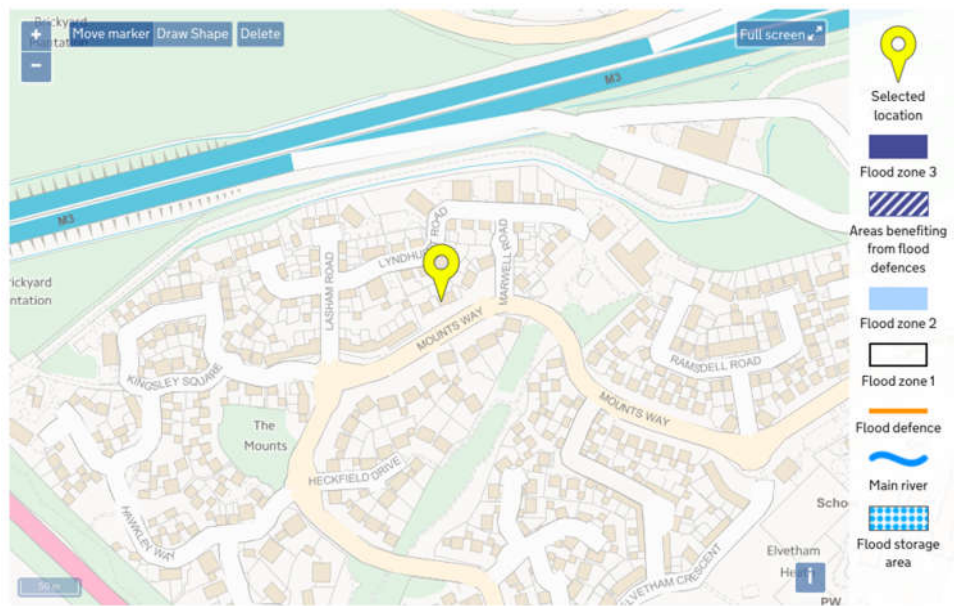
The site is believed to have no planning constraints.



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Hart District Council – Constraints map



Environmental agency – Flood map

### **3.0 PLANNING HISTORY**

The subject dwelling has no recent planning applications listed.

It is noted that properties within the immediate neighbouring area have previously been granted planning permission and have undergone and benefited from significant extensions including loft conversions.

The immediate neighboring properties no. 2 and no. 3 Long Sutton Drive has a loft conversion, which was agreed via a certificate of lawfulness via permitted development rights.

### **4.0 PROPOSED DEVELOPMENT**

The current owner seeks to gain permitted development rights via a lawful development certificate to create additional space for the family by creating a loft conversion, which will be inline with the National Planning requirements under permitted development rights.

The proposed extension takes into consideration the scale and size relative to the proportions of the existing dwelling and the surrounding area.

The proposed scheme is a loft conversion at to 1 Long Sutton Drive.  
The proposal as denoted above has been designed to meet all requirements under Permitted development rights.

The scheme is a light touch yet modern and contemporary solution that creates the required additional family space Mr Pound and Miss McCready seek. The design meets current design standards and planning policies including permitted development rights.

We believe the proposed design provides a great architectural addition and solution to 1 Long Sutton Drive, with regards to the internal arrangement and the design to create an additional bedroom and storage for the family.

The design respects the character and appearance of the area and positively respects the location by ensuring the existing building is retained in position while merely adding a roof lights to facilitate the loft conversion.

In respect of the above this application takes note of the current guidance given on the planning portal website and additional planning guidance such as the '*Permitted development rights for householders*' *Technical Guidance. April 2016*.

We note that the design is to be classed as permitted development given the loft conversion is under the allowed 50 cubic area and meets the following requirements;

## **5.0 PLANNING POLICY BACKGROUND**

The scheme is believed to be designed in line with national, regional and local planning policies. We believe that the proposal is appropriate to the site in terms of its scale, height, form, mass and appearance. It is felt that the scheme positively contributes to the building and creates modern requirements while ensuring the character of the dwelling and streetscape is maintained.

The design meets the Permitted development rights for householders 'Technical Guidance'.

The loft conversion has been design to Permitted development rights as per the Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses
- Any alteration to project no more than 150 millimetres from the existing roof plane.
- No alteration to be higher than the highest part of the roof.
- Side facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
- The roof enlargement cannot overhang the outer face of the wall of the original house

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## 6.0 SUMMARY AND CONCLUSION

The proposed scheme has been designed to give the family of Mr Pound and Miss McCready modern day living requirements.  
The design creates much required bedroom space and storage for the family.

## 7.0 APPENDIX

*Existing photograph of the front of 1 Long Sutton Drive (note google street view No.2 now holds roof lights\_*



*Existing photograph of the rear and side of 1 Long Sutton Drive*

