

PLANNING STATEMENT

We propose to convert the current garage (detached) into an ancillary annexe dwelling to compliment the existing bungalow style family home.

W will look to maximise the internal floor to ceiling height to provide for a spacious and improved use of the existing garage as a dwelling. The roof pitch and level will also be in keeping with other similar properties in the vicinity.

We proposed to increase the light illumination to the new dwelling by incorporating a proprietary roof light. This will improve the use and experience of the new space. The rear elevation will incorporate a new parapet wall to match existing. On the right side elevation we propose to utilise the existing door and window openings with a slight change to the existing door opening to allow for increased wall thickness to meet current building regulation requirements. The front elevation will have masonry infill toothed to existing(to match existing closely)to the existing double door opening with provision of a reduced opening for new window the new toilet and shower (refer to plans and elevations)

There are no foreseeable overlooking issues with adjacent neighbours.

All new masonry is to match or keep with the street scene and new roof and doors and window frames are to match existing in appearance. New single ply roof covering will be sympathetic to the street scene. New drainage gutter and down pipes to match existing closely.

The proposal/ development does not require removal of trees and drainage of surface water will be to existing soakaway.

FW drainage is in close proximity of the garage and will allow connection to this to meet current building regulatio requirements.

P2 Amended to North Hants L.A planning 22.05.2025

P1 office comments
Preliminary/Planning Issue 02.05.2025

Rev	Issue	Date
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PROJECT

231 BEDFORD ROAD,
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TITLE

Planning Statement

SCALE	DATE	DRAWN
As shown @ A1	Apr. 2025	MM

DRAWING NO: 2025_231BR_11 REV: P2