

# Planning Statement

Proposed Two-Storey Side Extension and Garage Conversion to Habitable Space 2 Brabon Road, Farnborough, Hampshire, GU14 8QA Applicant: Dr Suresh Surendran & Dr Seevali Surendran\*\*

## 1. Introduction

This Planning Statement has been prepared in support of a householder planning application for a **two-storey side extension and conversion of the existing garage into a habitable room at 2 Brabon Road, Farnborough**. The purpose of this statement is to demonstrate that the proposal accords with the relevant policies of the **Rushmoor Local Plan (2019)**, associated Supplementary Planning Documents, and national planning guidance contained within the **National Planning Policy Framework (NPPF)**.

The proposed development seeks to enhance the functionality, usability, and long-term suitability of the property for the applicants' family while maintaining the character and appearance of the surrounding residential area.

## 2. Site and Surrounding Area

The application site is a two-storey semi-detached residential dwelling located at **2 Brabon Road**, within a well-established suburban neighbourhood in Farnborough. The area is characterised by modern detached and semi-detached dwellings of similar scale, with a consistent residential pattern and a variety of extensions and alterations already present.

The property benefits from a side garage, private driveway, and a generous rear garden. The site is not located within a conservation area, is not subject to any listed building designation, and has no known heritage or environmental constraints.

## 3. Description of Proposed Development

The proposal comprises:

- A **two-storey extension** constructed on the side elevation of the existing dwelling.
- **Conversion of the existing garage** into a habitable room to provide additional internal living space.
- Associated internal alterations and external works to integrate the extension with the existing structure.

The extension has been designed to be **subordinate** to the main dwelling, with rooflines, materials, and architectural detailing carefully matched to ensure visual continuity. The garage conversion will retain the external appearance in keeping with the residential character of the street scene.

## 4. Planning Policy Compliance

### 4.1 Rushmoor Local Plan (2019)

The proposal complies with the following key policies:

- **Policy DE1 – Design in the Built Environment** The extension has been designed to respect the scale, massing, and architectural character of the existing dwelling and surrounding properties. Materials will match the existing building to ensure a cohesive appearance.
- **Policy DE2 – Residential Space Standards** The conversion of the garage and the new extension will provide high-quality internal accommodation that meets modern living standards.
- **Policy DE3 – Residential Extensions** The proposal is proportionate, subordinate, and sympathetic to the host dwelling. It does not result in over-dominance, loss of light, or overshadowing to neighbouring properties.

### 4.2 National Planning Policy Framework (NPPF)

The proposal aligns with NPPF objectives by:

- Making effective use of existing land.
- Improving the quality and functionality of the home.
- Ensuring development is visually attractive and well-designed.

## 5. Impact Assessment

### 5.1 Impact on Street Scene

The extension has been designed to integrate seamlessly with the existing dwelling. The scale and massing are appropriate, and the proposal will not appear visually intrusive or out of character with Brabon Road, where similar extensions are present.

### 5.2 Impact on Neighbouring Properties

The proposal does not result in any unacceptable loss of privacy, daylight, or outlook for neighbouring residents. Window placements have been carefully considered to avoid overlooking.

### 5.3 Parking and Access

Although the garage is being converted, the property retains adequate off-street parking on the existing driveway, consistent with Rushmoor's parking standards.

### 5.4 Amenity Space

The proposal does not reduce the usable garden space. The property continues to benefit from a large rear garden that exceeds minimum amenity requirements.

## 6. Design Considerations

- Materials will match the existing dwelling (brickwork, roof tiles, fenestration).
- The extension is designed to be subordinate, ensuring the original building remains visually dominant.
- The garage conversion will be fully insulated and constructed to meet building regulations for habitable rooms.
- The proposal enhances the internal layout, providing improved living accommodation for the applicants' family.

## 7. Conclusion

The proposed two-storey side extension and garage conversion at **2 Brabon Road, Farnborough** represents a well-designed and policy-compliant improvement to the existing dwelling. It respects the character of the area, maintains neighbour amenity, and provides high-quality living accommodation.

The development aligns with the **Rushmoor Local Plan**, relevant SPDs, and the **NPPF**, and therefore constitutes sustainable and acceptable development. For these reasons, it is respectfully requested that **Rushmoor Borough Council grants planning permission**.

Kind Regards

Chandima De Saram

Weybridge Interiors and Construction Ltd