

DESIGN AND ACCESS STATEMENT

11 Iping Avenue, Havant, Hampshire PO9 4RH

This statement has been prepared in support of the application for change of use Planning Permission for alteration of the existing dwelling building in favour of adding a proposed side two-storey extension and rear single-storey extension.

Context

The existing dwelling is semi-detached building, built using brick and block masonry. The property is a family home, situated off Iping Avenue in a residential area. The front North boundary is adjacent to Iping Avenue and the open green. The rear South and side East boundaries of the property back on to the gardens of the neighbouring properties. The side West boundary is adjacent to the shared parking and rear access area. The location of this dwelling, its proportion and layout has been considered when making the design proposal.

Amount

The existing internal area of the dwelling is 114m². With the removal of the existing side garage conversion and rear extension in favour of the proposed scheme, the proposed internal area of the dwelling will be 125.5m².

Layout

The internal use of the proposed extension is shown on proposed drawing sheet P004 Proposed Floor Plans.

Appearance

To remain as a proposed domestic outbuilding

Vehicle access and parking

There is vehicle parking available on site as existing for 3 vehicles. Two within the front drive and hard-standing and one to the rear via the existing parking gate. This is consistent with the proposed use.

There is good local non associated shared local parking for 35 vehicles, available to the front and side of the property. Please reference parking plan P005. This has been observed as adequate and is supported via Google-Earth.

The location has good police bus transport links to the greater area.

Pedestrian and cycle access

Access to the property is made via the front entrance door and drive.
Rear access is via the drive gate and can be used for cycle storage.

Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

The site is within a Settlement Policy Boundary
CS16 High Quality Design

Assessment

The principle of the proposal is established in Local Plan. It is considered that a change of use planning application should be made in favour of the enclosed proposed scheme.

Conclusion

The proposed scheme is consistent with local planning policies.