

Planning Statement

For
Permanent Retention of Annexe & Garage
At

No 45 Hulbert Road,
Waterlooville, PO7 7NX.



Introduction

The proposed planning statement been produced on behalf of the applicant Mr Ken Hamilton for the permeant retention to the existing log cabin as ancillary granny annexe accommodation and garage for storage of wedding cars. All part of the residential curtilage of No 45 Hulbert Road, Waterloooville, PO7 7NX. The application seeks to very condition No.1 to both approved temporary planning application APP/15/00664 & APP/17/00462 for permeant retention. This statement should be read in conjunction with the following.

Application Key details

Log Cabin:

- Application number APP/15/00664 for the log cabin as ancillary granny annexe accommodation,
- Approved 11 June 2015, expiring on 31 August 2020
- The log cabin measures 18.2m long x 5.9m wide with an eave's height of 2.34m and ridge height of 3.4m.

Garage:

- Application number APP/17/00462 for the garage for storage of wedding cars, sheds and log burner
- Approved 13 November 2017, expiring on 31 August 2020
- 18.2m long x 6.1m wide with an eaves height of 2.2m and abutment height of 2.5m.

Location and Use of Annexe/Garage

No.45 Hulbert Road is the northern most dwelling at the end of a cul-de-sac of a line of similar chalet style dwellings. Being the northern most dwelling at the head of the cul-de-sac the site benefits from a larger site. Access is taken from the head of the cul-de-sac straight into a hard surfaced area which also leads to both the main host dwelling and annexe.

The proposed cabin and garage sits to the north of No 45 and therefore the Impact upon residential amenity is limited to other dwellings in Hulbert Road. The other boundaries are well screened with trees and the site of sufficient size for the proposed use not to have any adverse effect on adjacent residents. The annexe as a detached structure and ancillary to the host dwelling

does contain all facilities, i.e. kitchen, bathroom and is therefore capable of being occupied independently.

The log cabin is occupied by the applicant father/parents of No 45 who provides support to the family by providing child care and living as one extended family.

The annexe is ancillary to the host dwelling; therefore, no CIL contributions required.

The garage is used for the storage of wedding cars for the applicant's small car rental business. The business is run 100% via internet bookings only, with opening hours from 9 am -5 pm Monday to Friday. No onsite offices or customer visits are required.

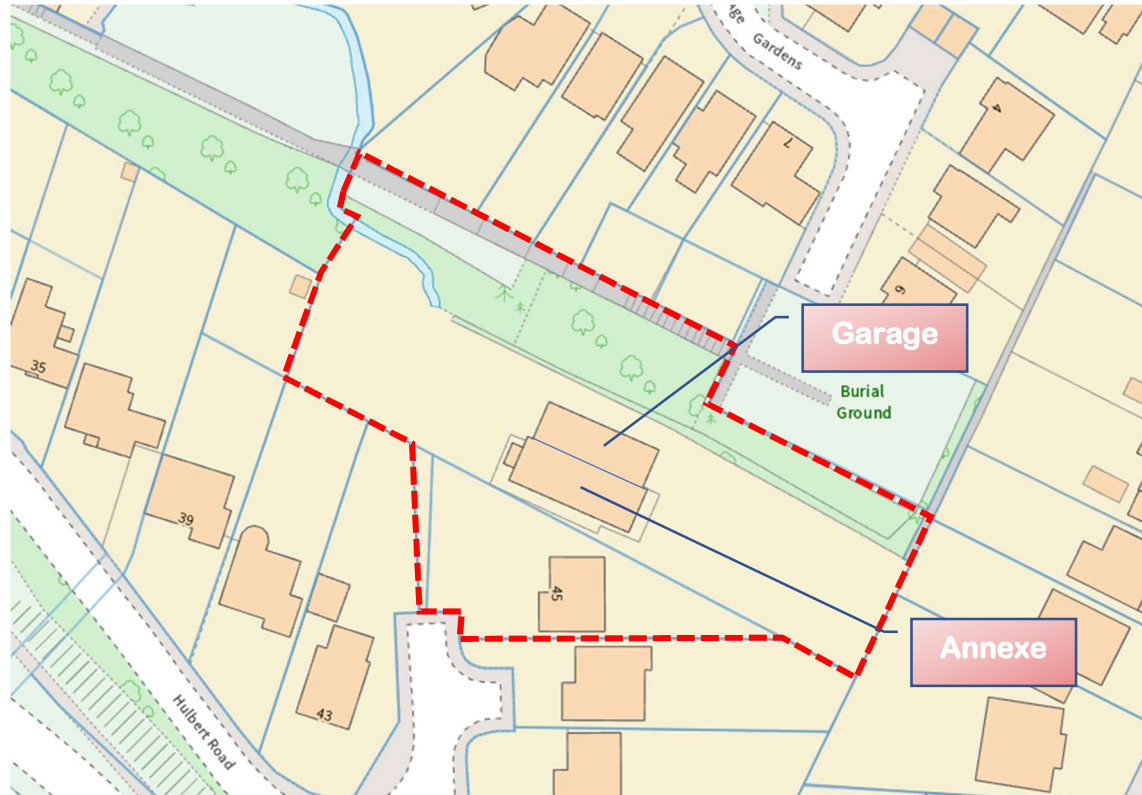
The application is to vary condition No.1 to both APP/15/00664 & APP/17/00462 for permeant retention. The building also has recently acquired full building control approval from Havant Borough Council.

We feel the development respects and preserve the character and appearance of the area and sit comfortably with the large plot.

We respectfully ask that permanent permission be granted for proposed annexe and garage.

Appendix

01. Site Location Plan



02. Site Photos



Garage

Annexe

