

DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE AND CONVERSION AND EXTENSION OF
EXISTING GARAGE BLOCKS TO CREATE 2NO. NEW 3-BEDROOM DETACHED
DWELLINGS WITH ASSOCIATED CAR PARKING AND BIN AND BIKE STORAGE

at

Garages at Willowdene Close
Bedhampton
Havant
PO9 3QP

for

MR AND MRS A SHAW

by

Wildern Architecture Ltd

March 2020

1.0 THE EXISTING SITE

- 1.1 The site is located at Willowdene Close in Bedhampton, Havant. It includes two detached single storey buildings that form garages (Block A and Block B). Block A is accessed via an existing entrance off of Willowdene Close, whilst Block B is accessed directly from Willowdene Close and also via the entrance to Block A. In total, Block A has 8no. garage spaces and Block B also has 8no. garage spaces.
- 1.2 The two garage blocks are similar in appearance with brick walls and metal garage doors. The roofs include a faux pitched section visible from the road with an area of flat roof behind them. In addition to Blocks A and B, there is also a detached single garage located opposite Block A close to the bottom of the rear garden of 8 Willowdene Close. The garages are currently rented out to separate tenants who store their vehicles and use the hard-standing areas for maintenance and additional car parking where possible. The site has been used as such for over 35 years.
- 1.3 The site is located within a mixed area of residential and commercial use. Block A is located next to the rear gardens of 8 Willowdene Close and 115 Hulbert Road and the premises at Sparshatts of Havant. The properties in Willowdene Close are single storey bungalows whilst Hulbert Road mainly includes two-storey houses. The buildings and canopies at Sparshatts of Havant are mainly single storey which are either flat or pitched.
- 1.4 The site is relatively flat and measures 805sq.m in total.
- 1.5 This application is a revision to planning application APP/19/00950 which was withdrawn on the 18th November 2019. The application was withdrawn so that a full contamination inspection and report could be carried out for the site and to include Block B as a new dwelling.



Fig.1 – Photograph taken from Willowdene Close looking south towards the front elevation of garage Block B.



Fig.2 – Photograph taken from Willowdene Close looking south towards the entrance into garage Block A with Block B (left) and the bungalow at 8 Willowdene Close (centre).



Fig.3 – Photograph taken from Willowdene Close looking towards the entrance to garage Block A (centre).



Fig.4 – Photograph taken from Willowdene Close looking north-east towards the entrance to garage Block A with the end of garage Block B (left) and 8 Willowdene Close (right).



Fig.5 – Photograph taken from within the site looking north-west towards the end elevation of garage Block B, entrance to garage Block A (left) and the side elevation of 8 Willowdene Close (far left).



Fig.6 – Photograph taken from within the site looking north towards Block A with the hard-standing area in the foreground.



Fig.7 – Photograph taken from within the site looking north-east towards the end of garage Block A and the boundary fence to the rear garden of 115 Hulbert Road (right).



Fig.8 – Photograph taken from within the site looking towards the detached single garage.



Fig.9 – Photograph taken from within the site looking north-west with garage Block A (right) and 8 Willowdene Close (left).



Fig.10 – Photograph taken from within the site looking west towards the brick boundary wall to 8 Willowdene Close and detached single garage (left).



Fig.11 – Photograph taken from within the site looking north-west towards the end of garage Block B and hard standing area in front of garage Block A (foreground).



Fig.12 – Photograph taken from Willowdene Close looking north-east towards the front elevation of garage Block B.



Fig.13 – Photograph taken from Willowdene Close looking east towards the front elevation of garage Block B with the entrance to garage Block A (right)



Fig.14 – Photograph taken from the entrance to garage Block A (right) looking east towards the buildings at Sparshatts of Havant.



Fig.15 – Photograph taken from Hulbert Road looking south-west towards Sparshatts of Havant.

2.0 PROPOSAL

- 2.1 The proposal is to extend and convert garage Blocks A and B to create 2no. detached 3-bedroom dwellings. Block A will become a single storey dwelling whilst Block B will be 2-storey.
- 2.2 **Block A** – The dwelling will include 3 bedrooms, an en-suite, bathroom and a large open plan living/kitchen area, WC and utility room. Externally, the building will be rendered and clad in timber and have a flat roof and uPVC windows and doors. The dwelling has been designed to provide privacy to the occupants as well as to the surrounding properties.
- 2.3 The new dwelling is mainly located where the footprint of garage Block A currently is. It has been extended to the south to provide some additional internal space to create suitable family accommodation. The terrace and main garden area are secluded and screened from neighbouring properties mainly via the orientation of the extended areas of the building. There is ample space surrounding the majority of the building to create grass areas and shrub borders so as to help soften the overall appearance of the development.
- 2.4 The existing vehicular access to garage Block A will be re-configured to form a new driveway with double gates leading to a parking area in front of the dwelling. As Willowdene Close is a very quiet area and the visibility from the vehicular access is good, it is not considered to be harmful for vehicles to reverse out of the site onto Willowdene Close if necessary.
- 2.5 The bin store for the new dwelling will be located within the parking area and any bikes can be stored in the existing detached single garage which will become a store.
- 2.6 The proposed dwelling will comply with the Council's current sustainability requirements.
- 2.7 **Block B** – The dwelling will include a double garage, as well as a large open plan living/kitchen area and a separate WC at ground floor level. At first floor level there will be 3 bedrooms, an en-suite to the main bedroom and a bathroom. Externally, the building will be similar in style to Block A, with render and cladded timber walls and a flat roof and uPVC windows and doors. The dwelling has been designed to provide privacy to the occupants as well as to the surrounding properties.
- 2.8 The new dwelling is mainly located where the footprint of garage Block B currently is. It has been partially extended by 1.2m to the south-west to allow for the new double garage and entrance hall. The main entrance into the dwelling is on the south-east elevation directly off of the path running along Willowdene Close. On the south-east elevation of the dwelling is a sheltered courtyard area which the main living area leads directly out into. There is an additional garden area leading off of the courtyard, which will include grass and shrub borders and will be enclosed by a new 1.8m high close boarded fence.
- 2.9 The bin store for the new dwelling will be located close to the courtyard area and any bikes can be stored in the large new double garage.

- 2.10 The proposed dwelling will comply with the Councils current sustainability requirements.
- 2.11 On the basis that planning permission is granted, the current tenants that occupy the garages to be converted will not re-new their agreements and will be able to find garages elsewhere in the area to rent should they wish to do so. None of the garages in question are used by any of the residents in Willowdene Close, therefore, the loss of the garage spaces will have no detrimental impact on parking within the Close.

3.0 ACCESS

- 3.1 Disabled Access – The proposed new dwellings will comply with Part M.
- 3.2 Car Parking – The site provides for 3-4no. car parking spaces.

4.0 Contamination Investigation and Report

- 4.1 For full details please refer to the information supplied by Soils Ltd submitted as part of this application. In summary, the proposed re-development of Garage Block A and B at Willowdene Close is acceptable. This conclusion is based on a piling solution and the introduction of a suspended floor where new areas of building are required.

5.0 CONCLUSION

- 5.1 The garage blocks form a rather unusual development within Willowdene Close due to their use and appearance. They are not particularly attractive and consultation with the residents in Willowdene Close has concluded that many of the problems they currently experience with tenants parking their vehicles on the road and creating unsociable noise whilst maintaining their vehicles, will be largely overcome with the redevelopment of both garage blocks to form 2no. private dwellings.
- 5.2 No objections from residents were received by the Council during the recently withdrawn application (APP/19/00950). My client is confident in saying that the local residents are in fact very supportive and in favour of the redevelopment of the site.
- 5.3 The proposed site layout provides for the appropriate car parking and amenity requirements for occupants. The scheme is sensitive to Willowdene Close and other surrounding properties and does not have any adverse impact regarding overlooking or privacy. Overall, the scheme meets current policy and will enhance the appearance of the area. My clients would now ask that the Council support this application.