

Design and Access statement

Site address. 16 Maddocks Way, Cowplain, PO88QE

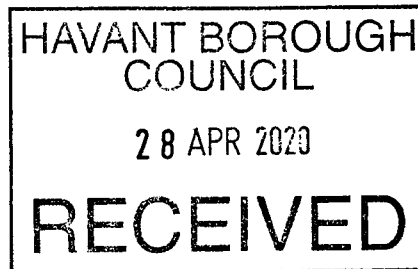
Date: April 2020 Rev 0

Applicants

Colin Garnier

Claire Brown

16 Maddocks way, Cowplain



Description of the proposed development

The proposal involves the conversion of an existing integral garage to form a dining room at the rear and a motorcycle/cycle store to the front. -see dwgs CG01, CG02 and notes CG03

Introduction

This Design, Access Statement (DAHS) accompanies an application for the above works at the above address which was originally granted Planning permission in 2004. The property is a two storey, three-bedroom terrace house, linked by garages and was built under planning approval 04/52407/004 which included condition No. 12 and 13. -

Condition 12

'The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.'

Condition 13

'The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.'

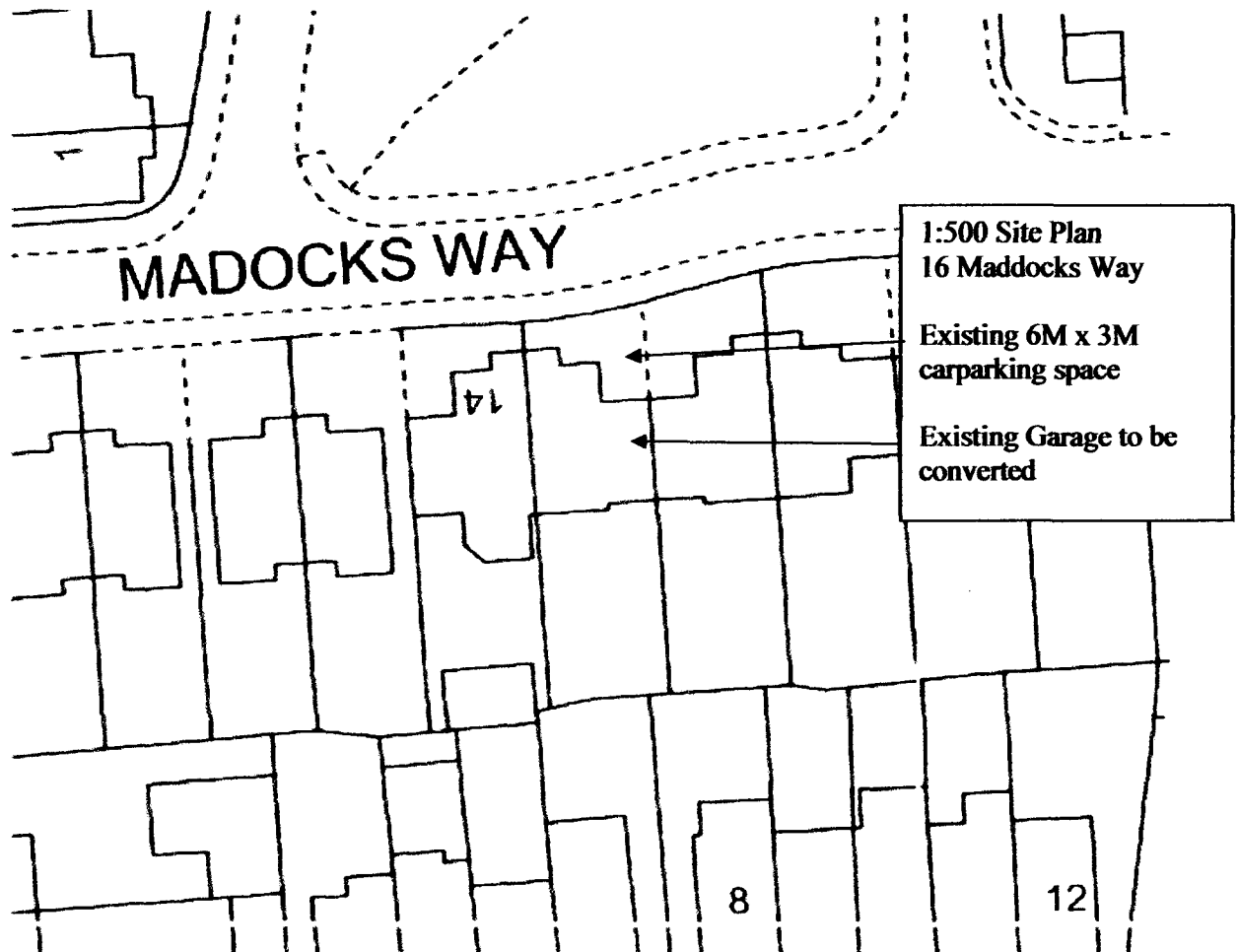
It is because of this original condition 13 that a planning application is deemed necessary.

The property currently has one parking space located to the front of the existing garage. This will not be altered. The garage is currently used in part for storage purposes with the remainder being used as a bar area/socialising area accessed off the garden. This accords with statistical evidence from research carried out by the RAC Foundation which found that only approximately 24% of garages are used for parking cars!

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Design

The proposal will not impact at all on the existing front or rear fenestration. The existing garage rear window and door will remain as will the existing front garage up and over door. The proposal is to form a 1.2M deep, full width motorcycle/cycle store capable of housing a motorcycle and 2 cycles or up to 4 cycles. The remainder of the garage will be upgraded by the provision of

- An insulated stud dividing wall between the store and new dining room
- Insulated dry lining to the inner face of the existing garage walls
- Insulated floor decking being applied over the existing garage floor
- A door sized opening being formed from the existing lounge

All these alterations are easily reversible meaning that the area could be quickly and economically reverted back to use as a garage if the need arose. A fire door and frame could be provided in the opening into the conversion to meet Building regulation requirements

HAVANT BOROUGH
COUNCIL

28 APR 2020

RECEIVED

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Setting

The setting of the existing property is not affected as there are no external alterations proposed.

Scale

The scale of the existing property is not affected as there are no external alterations proposed.

Access

The applicants are a one car family with two young children-this is a typical occupancy for properties in Maddocks Way. There are currently no parking restriction in Maddocks Way in respect of on street parking, with good availability of underutilised parking places.

Regular time tabled bus routes are available in the closely adjacent Hart Plain Avenue giving good access to Waterlooville town centre and Portsmouth. District centre shops are within easy walking distance. Primary and secondary schools are again within walking distance.

Despite the theoretical loss of one parking place, sustainable alternative travel modes such as motor cycles and bicycles are still catered for in the form of the remaining storage facility at the front of the garage.

