

PLANNING APPLICATION FOR A DETACHED SINGLE GARAGE AT 80 BEDHAMPTON ROAD, BEDHAMPTON, PO9 3EZ

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION

CONTENTS

1. Introduction.
2. Site and Area Appraisal
3. Policy Framework and Justification
4. Pre-Application Advice.
5. Design Statement.
6. Access Statement
7. Ecological and Arboricultural Report
8. Refuse Collection

1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the construction of a single storey detached single vehicle garage to the side of 80 Bedhampton Road, Bedhampton, Havant, PO9 3EZ
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies at the head of an unadopted lane off Bedhampton Road. This lane provides rear access to 74-78 Bedhampton Road and the principal vehicle access to No.s 80, 82 and 82b Bedhampton Road.
- 2.2 The site contains a detached chalet style bungalow, recently extended under approvals APP/12/00045 and APP/14/00197.
- 2.3 The adjacent site (82 Bedhampton Road) has been cleared and is currently being redeveloped under APP/12/00913 to two detached houses with new access off Beaufort Road. The existing access from the unadopted lane will not be retained.
- 2.4 The proposal is to site a single storey, pitched roof, single garage on this now redundant access.
- 2.5 The site is not within a Conservation Area but will be on the boundary of the extended Bedhampton Conservation Area when adopted.
- 2.6 The site is not prone to flooding (Flood Zone 1)

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will be judged against the National Planning Policy Framework along with the following Havant Borough Local Plan (Core Strategy) policies
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Havant Borough Local Plan (Core Strategy) March 2011
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
- 3.2 The application site is situated within an established urban area and as such the development should be considered acceptable in principle
- 3.3 The location for the garage is in a backland area dominated by access for vehicles, off road parking and garages.

4.0 PRE-APPLICATION ADVICE

- 4.1 Pre-Application advice has been sought and dealt with by Ms D Sheath.
Her response by email to the applicant on 11th June 2019, Ref GEN/19/00406 was:

I have now had the opportunity to look into your enquiry and I can advise that as the proposed development falls outside the curtilage of No.80 I would not be able to take into consideration Permitted Development guidance under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, the roof height would also exceed the 4m tolerance allowed for Class E.
Therefore, a planning application would be required for the proposed erection of a garage

5.0 DESIGN STATEMENT

- 5.1 The proposal is for the construction of a single storey pitched roof garage utilising matching brick and rendered panels. Roof finish to be as per existing dwelling.
- 5.3 There is sufficient current parking on site and this will be an additional space.
- 5.4 Materials and detailing for proposed walls and roof will match those of the existing building with the hope that this provides uniform appearance of dwelling and garage.

6.0 ACCESS STATEMENT

- 6.1 The site is accessed off an unmade unadopted road leading from Bedhampton Road and will not be altered by these proposals
- 6.2 Access to the dwelling is also not compromised by these proposals

- 6.3 Access to what was 82 Bedhampton Road has now been altered to face Beaufort Road making the existing access onto this unadopted road redundant

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 These proposals do not affect any mature trees or those with preservation orders.
7.2 These modest proposals should have no impact on the ecology of the area.

8.0 REFUSE COLLECTION

- 8.1 No alterations required to existing facilities



View of proposed site for garage with No.80 Bedhampton Road on the right