

Design and Access Statement.

1133 - Design, Access Statement -17 Billet
Avenue Waterloo PO7 7SZ - Rev 01

Introduction

The Design, Heritage and Access Statement has been prepared on behalf of my client as part of the planning application for a retrospective application for an increased block paved driveway.

The format of the statement is derived from guidance issued by the Government as Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

Planning Proposal

Under the retrospective planning application, we are looking to install a soakaway to capture the surface water runoff from an increased blocked driveway. The site has had its previous permitted development rights removed.

Conservation Area & Listed Building

The site is not within any conservation area and is not a listed building.

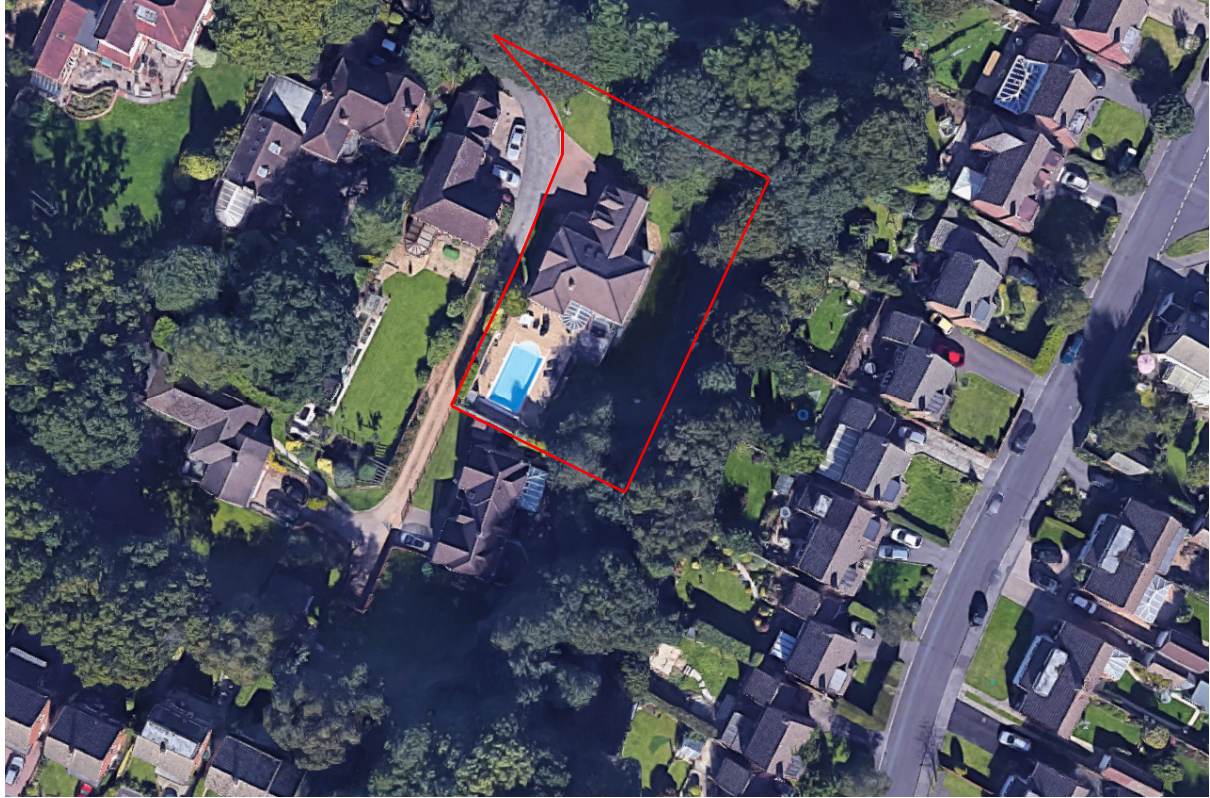
Background & Need

The owner has increased the size of the previous blocked driveway. This was undertaken due to the concerns of visitors parking on a narrow private road. The increased driveway provides sufficient parking for visitors and the owner.

My client had previously contacted Havant Borough Council prior to the start of the works and was assured that there was no requirement for Planning Permission. However an enforcement officer has identified that the permitted development rights have been removed. We have submitted this application to gain approval for the current driveway installation and the addition of a soakaway.

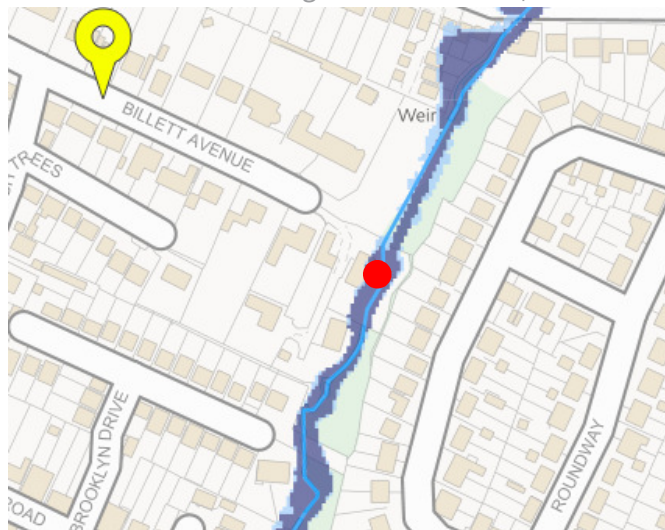
Location

The site is within a well-established residential area and forms part of a private road at the end of Billett Avenue. As seen in the aerial image is the shape of the previous driveway.



Flood Risk Assessment

The site in the rear garden has a stream which is identified on the flood risk maps. The proposed soakaway will be located outside of the flood risk area. The increased driveway will not place any further concerns with regards to flood risk/



Existing Photographs



View of the front of the existing property prior to the new driveway.



View of the front of the renewed driveway.

Conclusion

The proposal will create the ability to provide a growing family with a fit for purpose family home.

The scale and massing is appropriate to the neighbouring properties and the materials used are appropriate to the local context.

