

PLANNING STATEMENT

FOR

PROPOSED

DETACHED GARAGE

AT

4 BEMBRIDGE DRIVE,

HAYLING ISLAND,

HAMPSHIRE

FOR

MR & MRS ADAMS-MADGWICK

This Planning Statement is to accompany the attached planning application for the proposed double garage at 4 Bembridge Drive, Hayling Island, Hants.

This planning application is submitted in accordance with Condition 7 of the approved application.

The approved condition wording is set out below for clarification.

Condition 6, Provision shall be made for car parking of 3 vehicles and cycle storage for 3 bikes, together with associated servicing and other vehicular access arrangements prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property has already gained planning approval under application no. APP/19/01259 for extensions with a first-floor area.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:

- a) Construction of new double garage within curtilage of property and built on existing hardstanding area

Prior to the approval of the above application there were two detached garages on the site and this new double garage will replace the garaging facilities lost under the above application.

The remainder of the paved area will be amended to provide one additional parking space and also turning space to allow cars to enter and exit the property in a forward gear.

LAYOUT (paragraphs 84 – 87)

The proposed double garage will be sited as shown on the attached site and block plan no. 202.

SCALE (paragraphs 88 – 90)

The new double garage will have a pitched roof to match that of the main dwelling roof and be built in line with that of the main dwelling to provide a continuous fascia line as viewed from Bembridge Drive. The garage will be 7.0m wide by 6.215m deep.

LANDSCAPING (paragraphs 91-93)

The landscaping of the approved application will be amended by these works as the driveway layout will be amended to suit the location of the garage block.

APPEARANCE (paragraphs 94 – 96)

The appearance of the new garage will be of brick with rendered walls above to match that of the approved finish to the main dwelling with roof tiles to match that of the approved dwelling.

ACCESS

The existing property is accessed from the entrance driveway off Bembridge Drive and the proposed driveway and double garage will be accessed from a modified entrance off Bembridge Drive