

PLANNING APPLICATION FOR CONVERSION OF ANCILLARY GARAGE BUILDING TO GRANNY ANNEX WITHIN CURTILAGE OF 108 LONDON ROAD, WIDLEY, GU7 5AA

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. Refuse Collections
- Conclusions.

1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the conversion of the existing garage/car port to a granny annex within the curtilage of The Old Rectory, 108 London Road, Widley, Waterlooville, PO7 5AA
- 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. Design principles will be described to demonstrate that the proposed development is in accordance with the standard requirements for residential dwellings.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies within the village of Widley. The existing dwelling is accessed off the A3 London Road. The proposed new dwelling also has direct access onto the A3 rather than sharing the existing access which would be detrimental to the original house and its setting. Widley is predominantly residential with this site being on the periphery of the residential development. On the opposite side of London Road are fields and allotments.
- 2.2 The existing house is Grade II Listed. It originally was built circa 18th Century as Park Cottage within the Purbrook Park estate. It was subsequently extended during the Georgian period and provided with a Georgian frontage and a rear extension forming the footprint of the house today.

- 2.3 The official Listing is
Purbrook SP/418 No 108 (The Old Rectory) 3/418 II
House. Of mid C18 origin, enlarged early and late C19. Painted brick walls of header bond with later Flemish bond, other walling rendered. Tiled roof of double pile brick dentil eaves. 2 storeys. This small house with a symmetrical front was widened and extended at the rear in two phases. North front elevation has 3 windows. Casements mostly of the early C19 with reeded frames and some cambered openings. 1st floor band and plinth. Late C18 doorcase (replaced from its original position) open pediment with modillion cornice, half round reeded Doric columns, arched opening with radiating fanlight and 6 panelled door.
- 2.4 The Proposal is to convert the existing separate garage/car port to a granny annex suitable for independent living ancillary to the main house. It is not proposed for the annex to be a separate dwelling.
- 2.5 Planning History for this site
17/01009 Subdivision of plot to provide a further single 2-bedroom dwelling with access from London Road
05/53941/004 Change of use from residential home to single dwelling - Approved
05/53941/005 Listed Building consent for change of use from residential home to single dwelling – Approved
07/53941/006 Internal re-structure of part roof and realignment of external supporting wall - Approved
07/53941/008 Tree Preservation Order. Crown lift 3no. Common Yews - Approved
- 2.6 The site is not within a Conservation Area
- 2.7 The site is bounded by London Road to the east, residential properties to the west (which were part of the original site and developed circa 1970, a single dwelling to the north and council owned allotments to the south. It shares a boundary with the building occupied by Purbrook Horticultural Society.
- 2.8 The site is not prone to flooding

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
- CS9 Housing
 - CS11 Protection of Special Environment
 - CS16 High Quality Design (supplemented by Borough Design Guide SPD)
 - CS21 Developer Contributions
 - DM8 Protection of Existing Natural Features
 - DM20 Heritage Assets
- Parking Standards 2016

4.0 PRE-APPLICATION ADVICE

- 4.1 During the process of negotiation with Mrs Rachael McMurray for the approval under 17/01009 these additional proposals were discussed and in general principles met with approval.

Both Rachael McMurray and Peter Fellows (Conservation Officer) have visited the site on separate occasions late last year and have provided informative feedback which has been included in this application, the key points of which are following:

The site is located in an urban area whereby residential development is normally permitted subject to the provisions of the Development Plan and any other material considerations.

The site does not have the benefit of Permitted Development Rights due to its Listing. However, in principle the addition of a granny annex as ancillary accommodation would be acceptable under Permitted Development.

In general, the principle of providing accommodation for elderly relatives is supported by Local Authorities as this reduces the burden on the Council to find suitable accommodation and care.

Parking for vehicles and bicycles on site is in accordance with the Borough's Parking Standards 2016. Even with the loss of the garage and two spaces in the car port there is still enough space for six vehicles including turning to allow the vehicles to exit the site in a forward gear.

The site is not in a flood risk zone

Developer Contributions/Community Infrastructure Levy

We understand that contributions will not be required under the Community Infrastructure Levy as there is no additional floor area being constructed. The proposals are also less than 100 square metres and so are exempt under regulation 42 on minor development exemptions.

5.0 DESIGN STATEMENT

- 5.1 The proposal is to develop within the confines of the existing structure. An inner leaf of blockwork will be constructed to bring the building up to residential standards and additional insulation provided to meet legislation.
- 5.2 The existing vehicle bays are to be infilled with a new entrance door and/or glazed units set in timber frames. These windows are West facing and do not overlook any other property.
- 5.4 The proposals include velux roof windows with the East facing roof however these are at a sufficient height where views of the neighbours property or views into this development are not possible.
- 5.5 The existing vehicle and pedestrian access points are to be retained
- 5.6 Accommodation comprises an open plan living area, a double bedroom and an en-suite wc/shower room.
- 5.7 In addition to car parking spaces being available on site London Road is a primary bus route with the nearest southbound stop being almost outside this property and the northbound stop only a hundred metres away on the opposite side. This bus route First 8 is from Clanfield to Gunwharf and Star 7 from Wecock Farm to Southsea. National Coach Service run between Portsmouth and London and stop at the Hampshire Rose just further up London Road.

6.0 ACCESS STATEMENT

- 6.1 The annex is accessed off the front drive to the main property and provide good vehicular and pedestrian access.
- 6.2 Access to the dwelling will be made suitable for all users including wheelchair access and prams.
- 6.3 The entrance door is suitable for wheelchair access

7.0 REFUSE COLLECTION

- 7.1 As the proposals are ancillary to the main building then the existing refuse provision will be acceptable.

CONCLUSIONS

- The proposed development will provide much needed accommodation for elderly and dependents of the family living within the main house.
- These proposals are not for a separate dwelling.
- The design uses the current structure of an ancillary building which has been constructed in line with previous approvals.
- Additional window and door elements are sympathetic to the aesthetic of the barn type structure again in keeping with the ancillary nature of the building to the main residence.
- There is still adequate parking on site for the main house.
- Mature trees are to be retained to ensure that a wooded setting for original house is maintained