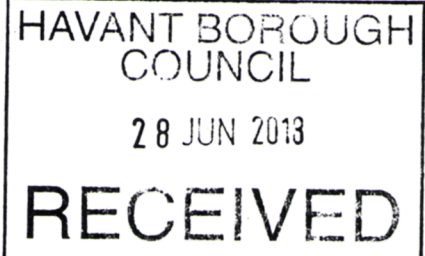


Design/Access & Heritage statement

198a London Road, Waterloooville, PO7 7AN



Proposal:

Proposed 3 bedroom chalet bungalow with 2 car parking spaces (GEN/17/00710)

Introduction This Statement supports the full planning application for the aforementioned development. In accordance with the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2015', this statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socioeconomic contexts.

1. Description of site

This existing plot to the rear of 198 London Road lies to the east of London Road in Waterloooville, within Havant Borough Council's administrative area and close to a wide range of local services. Impressions of the site in the approach from the southwest along London Road are constrained by the buildings that face northwest to the Road and substantial frontage vegetation foils views in the approach from the northeast.

Residents of this locality enjoy safe and convenient pedestrian access to a Shell service station for the sale of newspapers/ provisions and a wide range of services and facilities is offered in Waterloooville town centre, which is just two minutes walk away to the northeast. London Road forms part of the route followed by two regular 'First' and 'Stagecoach' bus services (Nos.8 and 39) that take passengers south to Cosham district centre then on to Southsea via Portsmouth city centre, north to Wecock Farm or southeast to Havant town centre via South Downs College and the ASDA Walmart store.

The current plot consists of a private dwelling (No.198 London Road PO7 7AN) with access to the left hand side with the proposal of splitting the existing garden into two parts to allow for a new build (198a). Emergency access to all parts of the proposed dwelling can be achieved via front access off the public highway and also rear access from Farm Lane Close via a proposed emergency access gate to allow 45mtrs to the furthest point in the proposed dwelling.

Services

The current property at No.198 London Road is connected to mains electricity, mains water and drainage. There is also a gas supply to the site. The proposed will be similar but with a separate provision for each.

2. Please provide details of how access issues will be addressed

A dropped kerb is already in place on the London Road frontage (it is shared dedicated No. 198 London Road) that enables four cars to be parked within the site. The erection of detached and semidetached houses on this under-used land in a highly-sustainable location within this urban area (following demolition of the existing dilapidated dwelling) would reiterate and reinforce the character of the locality and not compromise any key sustainable development principles of national planning policy.

It is not anticipated to give rise to any safety or capacity impacts that could be considered severe... visibility at the vehicular access is in accordance with DMRB guidance and therefore is suitable for the proposed development... Vehicle swept path assessments demonstrate that vehicles expected to use the site can turn and exit in a forward gear' and 'Allocated parking manoeuvres to/from each space has been assessed and is deemed acceptable'.

Access to the proposed development is via the public highway on London Road. The existing kitchen extension to No. 198 is to be demolished as per (GEN/17/00710) to allow access to the proposed new dwelling 198a. Emergency Fire Appliance access is to be gained via Farm Lane Close at the rear by a access gate in the current boundary fence line.

3. Please provide details of the layout of proposed development

Please refer to plan drawings: Duff_01A

4. Please provide details of the scale/appearance of the proposed development

Please refer to plan drawings: Duff_01A

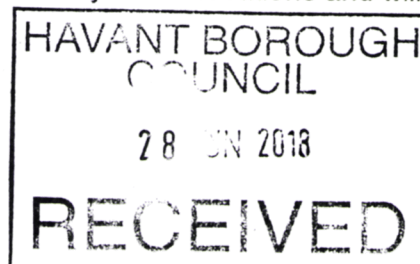
The proposed build will be a smooth rendered appearance with beech cladding Windows, doors and fascia to be Anthracite grey.

5. Please provide details of the landscaping in the proposed development

Landscaping around the proposed development will be a mixture of hardstanding for parking and grass lawned area. The 1.83mtr closeboard perimeter fencing will have shrubs planted with maximum height growth of 1.8mts, thus not allowing over growth.

6. Please provide details of how Heritage Assets issues have been addressed

The property is situated in the Councils SPD area. Its character is predominantly residential although this has a commercial premise next door. The proposed development is at the rear of 198 London Road with trees along the rear boundary line but within the curtilage of the property. These are not within the TPO scheme. The tree lined perimeter will ensure public privacy. The overall appearance is modern and fresh and is that of uniformity to all elevations and will be aesthetically pleasing.



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Impact

The construction of the new proposed dwelling will have no significant impact on the appearance of the nearby properties. The proposed dwelling has been designed in smooth rendere and beech cladding with new Anthracite grey UPVC windows, doors and fascia to all elevations. It is considered to have little impact on the character of the existing property (198) and neighbouring properties. Its traditional shape/design will be consistent with the shape of the plot. The general street appearance in and around London road is a somewhat mixed appearance from old to new developments.

