

PLANNING STATEMENT



On Behalf of

Mr & Mrs S Cooper

Proposed Development

At

**89 London Road
Cowplain
Hants**

Planning Statement

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Description

This Planning Statement is in support of an application for an annexe building to the rear of 89 London Road Cowplain.

The proposed annexe is for the exclusive use of Mrs Cooper parents who are looking to occupy the annexe on a full time basis as they are now not able to support themselves in their current home.

Mrs Cooper makes daily visits to them in order to cook and clean, therefore having the annexe will enable both parties to enjoy a better standard of living.

The proposed annexe will remain within the ownership of Mr & Mrs Cooper there is no intention to split the title of the property as a result of the proposed development.

Once the proposed use is no longer required the annexe will remain an integral part of 89 London Road with proposed uses being considered such as office space and games room.

The proposed siting of the annexe is within the rear garden area of 89 London Road with a proposed floor area of 54 square metres constructed in a style in keeping with the existing property and character of the area.

View of the proposed area for the annexe



Planning Statement

Planning History

The property has some planning history seeking a separate dwelling, which was refused although adjacent we can see two new dwellings recently constructed.

APP/12/00499 | Erection of 1No. two bed house with new vehicular access from Summerhill Road.

APP/11/00904 | Erection of 2No. 4 bed detached dwellings incorporating new access to Summerhill Road. (Revised Application.)

View of adjacent new dwellings.



View of adjacent new garage



Planning Statement

Planning Policy Context

Both local and national policies have been considered in preparation of the proposed scheme.

Design Proposal

The proposed annexe building will occupy a small area of the existing rear garden allowing sufficient garden space to be enjoyed by both parties.

The boundary to Summerhill Road will be enclosed with only the existing side access / drive being retained there is no intention of creating a new access point from Summerhill Road.

The proposed bungalow is intended to pick up on some of the local features and to be constructed using good quality materials to reflect the character of the area and the existing property with a ridge height of 4.5m and an eaves height of 2.3m.

The existing ground level is to be reduced to support the development with small retaining walls built within the existing boundaries this reduction in ground level is required to support a full level access whilst reducing the height of the development.

Additional soft landscaping is proposed to encapsulate the bungalow within its surroundings.

Access

The proposed site area will have a level approach in accordance with Part M of the building regulations. On entering the property from a level entry access can be gained to toilet facilities to meet current building regulations standards.

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the construction works.

Conclusions

The proposed annexe is being considered so that both families are able to enjoy a better standard of living whilst making the best of their available resources. The annexe will give Mr & Mrs Cooper and her parents a great deal of comfort knowing that they are close.

We believe that the proposal represents a high quality development, which would sit comfortably in its surrounding environment. In light of this, it is considered that the proposal is compliant with both local and national policy.