

HOUSEHOLDER PLANNING APPLICATION FOR ALTERATIONS AND REGULARISATION OF EXISTING WORKS 62 LONDON ROAD, COWPLAIN, PO8 8EW

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION 29th November 2022

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of a Householder application to gain approval for some previously completed works and some new roof works to the above.
- 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.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site is within a row of three small shops facing London Road. It is the only one to be converted with consent in 1979 to a single dwelling. There is adequate parking off London Road for two cars.
- 2.2 The existing building is single-storey with loft space to the front and two-storey building to the rear. A historic single-storey flat roof rear extension was erected prior to our clients purchase of the property.
- 2.3 This site is to be retained as a single unit of residential accommodation.
- 2.4 Part of the original rear garden has been hived off and sold to the neighbour at no. 60 London Road and has been registered as such with Land Registry. This was prior to our clients purchasing the building.

- 2.5 Recent planning history for the site only shows the permission granted on 20th June 1979 (Ref 15883/8) for the Change of Use of a shop to a private house, along with alterations to the front elevation. This permission did not remove any Permitted Development rights to the dwelling. 19/01479/PLARG Retention of use as boutique pet shop/pet grooming salon/doggy day creche
- 2.5 The site is not within a Conservation Area. The building is not Listed.
- 2.6 The site is in Flood Zone 1 and not prone to flooding.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 **Impact on the character of the area/design.** The application site is within a predominantly urban location on an arterial route originally linking Portsmouth to London (old A3). The building is well over 100 years old and is showing signs of structural stress mainly due to lack of adequate maintenance over the years. The applicant has looked to improve the character of the building and by association, the area by re-modelling the front elevation and rectifying the worst of the structural problems. The reorganisation of the front elevation provides a modern regulated aesthetic.
- 3.2 The introduction of a side facing dormer increases the usable loft space over the front area. It also rectifies the structural issues with a bowing wall and rotten lean-to pitched roof.
- 3.3 **Neighbouring amenity.** Generally, these proposals do not affect the amenities of the neighbours. The proposed side dormer will incorporate a window however this will be frosted and fixed shut up to 1700mm and have an opening light for ventilation etc. above this.

4.0 PRE-APPLICATION ADVICE

- 4.1 It appears that a complaint was lodged with the planning authority by a neighbour that the dwelling was being split into additional residential units, that the rear flat roof was being used as a terrace and that roof alterations were being undertaken. These claims were investigated by Amy Zelazik from the Planning Enforcement team and a subsequent letter dated 26th September 2022 (22/00106/CMP) confirmed that no breaches had been made and that the enforcement file had been closed with no further action being taken. A copy of the letter is attached.
- 4.2 While this was being investigated by the Planning Enforcement Team the applicant entered into Pre-Application advice with Mr. L Ford, who visited site and then responded under reference GEN/22/00246 dated 16th September 2022. The full transcript is attached but the principal advice was that some of the works were deemed to be Permitted Development (such as the relocation of the front door) but other works such as the remodelling of the front elevation required a householder application.
- 4.3 It was agreed that the best way forward would be to submit a Householder planning application covering all works whether PD or not and also include the proposed dormer.

5.0 DESIGN STATEMENT

- 5.1 The proposal deals with the regularisation of some works previously completed by the applicant (both PD and requiring approval) and the proposed alteration of the existing roof shape to incorporate a side facing dormer and change from a pitched roof to a flat roof.
- 5.2 The applicant has moved the front door position from the principal elevation facing London Road to the side elevation. This allows a greater level of protection and security for the applicant who is registered disabled. This work is Permitted Development.

- 5.3 The original change of use application showed the front elevation to be a mix of stone cladding and vertical tile hanging. The applicant has started to alter this to a rendered façade now that the front door has been moved but in doing so failed to apply to gain approval for these alterations. This application seeks to remedy this.



- 5.4 The applicant also wishes to change the pitched lean-to roof facing no. 60 back to a flat roof. Upon inspection the original flat roof can be seen through the gable. It appears that this was introduced to brace the eaves to the main roof above which had historically had its horizontal bracing ties removed causing the roof load to spread and bow the supporting wall below. It can be assumed that the bracing of the triangulated pitched lean-to would assist in bracing this movement. Subsequently this add-on structure has started to fail and the bow has increased leaving the applicant no choice other than to take down the bowed wall and rebuild. This provides an opportunity to revert back to the original flat roof construction which the applicant favours.





- 5.5 The applicant has also constructed a garden room in the rear garden area. This is a single-storey flat roof room with a rendered external face to match the remainder of the dwelling. The garden room is 12.6m² in area and no greater than 2700mm high at the boundary position. The site plot excluding the dwelling and this structure still retains an area of 96m², so below the 50% maximum developable area allowed. Under normal circumstances this building is likely to be Permitted Development, but for purposes of confirmation this too is included in this application.

6.0 ACCESS STATEMENT

- 6.1 The original front door location of the principal elevation facing London Road has been relocated to the side elevation where access is more secure.
- 6.2 Internally spaces have been rejigged to cater for the restricted mobility of the applicant.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 Not applicable

8.0 REFUSE COLLECTION

- 8.1 Existing refuse collection facilities will be retained.

9.0 HERITAGE STATEMENT – ASSESSMENT OF SIGNIFICANCE

- 9.1 The building is not of any historical significance.