

PLANNING APPLICATION FOR REPLACEMENT OF SEPARATE GARAGE/WORKSHOP AND CREATION OF ENLARGED FRONT PORCH AT 51 THE CRESCENT, WIDLEY, PO7 5EU

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the replacement of the existing garage/workshop with a new single storey pitched roof ancillary building to be used as a modern garage/workshop and home office
- 1.2 The application also includes for the erection of an enlarged gable fronted front porch.
- 1.3 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development, and relate these to policy framework. Design principles will be discussed to demonstrate that the proposed development is in accordance with the standard requirements for residential dwellings.
- 1.4 The garage proposal is based upon an approved scheme for a Granny Annexe (APP/20/00893) which now longer is required. This approval is still current but has never been implemented.
- 1.5 This application seeks to retain the proportions and massing of that approved scheme but retain a use as a garage/workshop with the rear portion now becoming a separate home office.
- 1.6 The use of the garage/workshop & home office will be ancillary to the main dwelling and will not be used as a separate dwelling. The applicant is willing for a condition restricting use to be included in any approval if the Council feels this is necessary.
- 1.7 The new proposed entrance porch faces The Crescent to the front of the building and is greater in size than the maximum available under Permitted Development.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies within the village of Widley. The existing dwelling is within a residential estate with housing dating from late 1920's through to modern infill and back land developments.
- 2.2 The existing house appears to be of 1950's stock and is part of a pair of matching semis. Each has a modest sized front garden with off-road parking and a long rear garden backing onto a wooded copse formally part of the Purbrook Park estate.
- 2.3 The surrounding area is predominantly residential; therefore, it is not uncommon to find outbuildings within the neighbouring gardens all serving different purposes and contributing to the local character.
- 2.4 The site is not within a Conservation Area and the building is not Listed.
- 2.5 The site is within Flood Zone 1 and is not prone to flooding.
- 2.6 For the benefit of the application, the planning history of the property has been examined. According to the Havant Borough Council Public Access System, there have been no recent planning applications at the property apart from the applicant's own approval for the Granny Annex APP/20/00893 approved on 3rd December 2020.



3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will be judged against the National Planning Policy Framework
Alongside Havant Borough Local Plan (Core Strategy) policies
 - CS9 Housing
 - CS16 High Quality Design (supplemented by Borough Design Guide SPD)
 - CS21 Developer Contributions
 - DM8 Protection of Existing Natural Features
- Parking Standards 2016

4.0 PRE-APPLICATION ADVICE

- 4.1 The applicant has entered into many discussions with Joseph Toole over the past few months regarding utilising the existing approved proposal for this new use as a garage/workshop and home office. They have several diary notes for week commencing 17th January 2022.

Developer Contributions/Community Infrastructure Levy

We understand that contributions will not be required under the Community Infrastructure Levy as the proposals are less than 100 square metres so are exempt under regulation 42 on minor development exemptions. The relevant CIL forms have been submitted as required.

5.0 DESIGN STATEMENT

- 5.1 The proposal is to remove the current garage and workshop and by elongating the existing footprint create a new garage and workspace with a separate rear area to be used as a home office.
- 5.2 The new construction is likely to be traditional cavity wall with a pitched roof. The size and mass of this proposals is as existing approval APP/20/00893 approved on 03 December 2020 but yet to be implemented.
- 5.3 Externally the garage building will be rendered to match that of the garage it is replacing, while the new entrance porch will be in brick to match that of the front elevation. Both will have an interlocking clay tiled roof to match that on the main house.
- 5.4 Access to the rear home office be from the rear garden.
- 5.5 The garage proposal will not have a detrimental effect on the amenity and use of the rear garden. Neither will it have a detrimental effect on that of the neighbour to the north as was agreed in the approval for the Annex under APP/20/00893.
- 5.6 There is adequate existing parking on site for five cars, however only three are likely at any one time. There are also no parking restrictions for on-road parking. The entrance porch does not
- 5.7 The front porch extension will replace the current small porch with something that is more in keeping with the property and is large enough to allow for coats and shoes etc. to be taken off under cover. The existing is nothing more than a storm lobby and too small for either of the above.

6.0 ACCESS STATEMENT

- 6.1 The garage is accessed off the front drive to the main property and provides 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 replaces the existing garage with similar accommodation utilising the existing footprint but also provides a home office which is in keeping with modern post-Covid working practices.
- The proposal utilises the siting, volume, mass and materials of a previously approved scheme for a granny annex that has never been implemented but is still current.
- The appearance and scale of the proposal would appear sub-ordinate to the main dwelling
- The design, appearance and materials of the proposal matches those of the surrounding buildings and that of the garage/workshop it is to replace.
- There is no loss of privacy by overlooking neighbours' properties
- There is no overbearing impact on neighbouring dwellings
- These proposals do not create a separate dwelling.
- Adequate parking is retained on site