

DESIGN AND ACCESS STATEMENT

134 London Road, Waterlooville Hampshire PO7 5SU

This statement has been prepared in support of the application for change of use Planning Permission for alteration of the existing outbuilding use in favour of a proposed front extension as a new and replacement entrance porch.

Context

The existing dwelling is detached bungalow, built using masonry and rendered cavity walls. The property is a family home, situated on the London Road (A3) in a residential area. The front West adjacent to London Road. The rear East and side South & North boundaries of the property back on to the gardens of the neighbouring properties. The location of this dwelling, its proportion and layout has been considered when making the design proposal.

Use

Residential

Amount

The existing internal area of the dwelling is 185.9m². With the part removal of the existing front entrance porch and adding a replacement porch the internal area will increase to 187.9m² plus an external weather porch of 2.65m².

Layout

The internal use of the proposed outbuilding is shown on proposed drawing sheet P003, Floor Plan, Proposed Site Block Plan, and Cross Section.

Appearance

To remain as a proposed domestic outbuilding

Vehicle access and parking

No change

Pedestrian and cycle access

Access to the property is made via the front entrance door and drive.

Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

The site is within a Settlement Policy Boundary
CS16 High Quality Design

Assessment

The principle of the proposal is established in Local Plan. It is considered that a change of use planning application should be made in favour of the enclosed proposed scheme.

Conclusion

The proposed scheme is consistent with local planning policies.