

DESIGN AND ACCESS STATEMENT

9 Fabian Close, Waterlooville, Hampshire PO7 8LQ

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 change of use of domestic outbuilding to a dog grooming parlour for homeworking.

Context

The existing dwelling is semi-detached bungalow, built using brick and rendered cavity walls. The property is a family home with a residential garage, situated on a residential road. The front South and side East boundaries are adjacent to Fabian Close. The rear North and side West boundaries of the property back on to the side gardens of the neighbouring properties. The location of this dwelling, its proportion and layout has been considered when making the design proposal.

Use

Proposed domestic outbuilding to a dog grooming parlour for homeworking.

Amount

The existing garage outbuilding, to be converted for use as a homeworking area of 12.4m².

Layout

The internal use of the proposed outbuilding is shown on proposed drawing sheet P005, Floor Plan, Proposed Site Block Plan, and Cross Section.

Appearance

To remain as a proposed domestic outbuilding

Vehicle access and parking

There will be off road parking for a minimum of three vehicles on drive hard standard and two for the domestic restaurants of the proposed and one guest vehicles. The area could accommodate a fourth vehicle using parking standard.

Pedestrian and cycle access

Access to the property is made from drive. Access to the proposed dog parlour to be via the front access gate and outbuilding single door.

Planning Policy

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

The site is within a Settlement Policy Boundary.

DM14 Car and Cycle Parking on Development (excluding residential)

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas

DM10 Pollution

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 change of use is consistent with local planning policies.