

Design & Access Statement

For

**1a Milton Road
Waterlooville
Hampshire**

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Description

Milton Road is situated to the west of Waterloooville Town Centre, the character within the immediate vicinity of the application site is residential with detached, terraced and semi-detached properties.

The current detached property occupies a large plot of 440 square meters with the front facing east direct on to Milton Road.

The application site has seen a number of application with the most recent being approved under appeal as follows.

Registration Date:	03/12/2013
Ward Name:	Waterloo
Location:	1A Milton Road, Waterloooville, PO7 6AB
Statutory Class:	Householder developments
Proposal:	First floor and two storey rear extensions; alterations to roof including raised eaves levels to front and sides. Addition of front porch and demolition of garage to rear (Resubmission of APP/12/00866).
Case Officer:	Stephen Cantwell
Decision:	Refuse perm/consent / refuse lawfulness
Appeal Received Date:	30/05/2014
Appeal Decision:	Allowed
Appeal Decision Date:	09/07/2014

Design Proposal

The proposal seeks first floor and two storey rear extensions; alterations to the roof including raised eaves levels to front and sides to form two, two bedroom properties following demolition of the front porch and garage.

The proposed properties will offer accommodation of 95 square metres and 129 square metres forming a 2 bedroom property with a lounge and kitchen diner at ground floor level. The size of the property meets the requirements of the Nationally Described Space Standard.

The rationale for the design is taken from the previously approved scheme, albeit with internal alterations to support the separation; with matching materials and finished to a pitched roof.

Landscaping

The proposed development is offered with a good level of soft and hard landscaping areas to the front and rear.

A detailed planting scheme will enable the end users the opportunity to take this forward on a long term basis. Soft landscaping to the front will provide a soft break to the boundary treatments of softwood fencing and paved parking area.

The rear garden area laid to turf will provide a high level of amenity space, along with the space to support refuse and cycle store areas.

Access

The site lies in an area of medium accessibility close to major bus routes, and within easy walking distance of local shopping facilities.

The properties have the benefit of on site parking with the ability to turn on site and leave in a forward gear.

On street parking does not appear to be a problem within Milton Road for visitors.

Level access is proposed to each property with internal space available to visitors requiring support. Internal doors, access and toilet facilities to be built in accordance with building control requirements.

Scale

The overhaul scale of the proposed property is in keeping with the character of the area and sits comfortably within the street scene with matching plot width, depth and massing.

The development does not cause unacceptable harm to the amenity of neighbours through the loss of privacy, outlook, noise and overlooking.

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.

Conclusion

The proposal would not detract from the character of the area responding positively to the existing street scene and providing much needed accommodation within the Borough.

It is considered that the proposed development would comply with the relevant policies outlined within the NPPF and the Havant Borough Local Plan.

Photographs.

View looking north of existing property.



View looking west of existing property.



View of adjacent property.



View of existing street scene.



View looking east along Milton Road.



View looking west along Milton Road.



View looking east to the adjacent property from the rear.



View of existing garage to be demolished.



