

DESIGN, ACCESS AND PLANNING STATEMENT

SITE ADDRESS: NO 2 NORTHLANDS PARK, EMSWORTH, PO10 7EY

PROPOSAL: CONVERSION OF 235 SQ M 3-BEDROOM AND 3-OTHER ROOM DETACHED HOUSE TO 1 NO 3-BED AND 1 NO 4 BED SEMI-DETACHED HOUSES

DATE PREPARED: 17TH OCTOBER 2016

PREPARED BY: AGENT MARGITA MILLERS

APPLICANT: RAIMOND POIKANS

BACKGROUND

Planning permission ref. APP/15/00918 was granted on 2nd October 2015 for erection of large 235 sq m detached house with 3 bedrooms and 1 library on the first floor and 1 study and 1 open plan living room/kitchen and 1 dining room on the ground floor. Overall plot size including parking, amenity area and woodland is 1500 sq m of which woodland 525 sq m.

We have made enquiries with local estate agents and were advised that smaller houses are in higher demand in Emsworth area. Hence this house being so large would not be effective use of the land available for development.

There are semi-detached houses on our drive already. Hence converting this to two semis would complement the already existing cul-de-sac of mixed use houses

Therefore we propose to subdivide the approved house into 2 semi-detached houses: one with 3 bedrooms and one with 4 bedrooms. Each proposed house with designated car parking within the boundary of each plot.

PROPOSED CHANGES

No material external changes to the approved building and boundary treatment are proposed, hence all will remain as approved in detailed planning permission ref. APP/15/00918 .

The minor external changes are: added porch (north elevation), additional 1 Velux roof light added at east elevation (this elevation is facing woodland hence no overlooking possible), 1 Velux roof light removed at North elevation, 2 Velux roof

lights added at west elevation. The bottom sill of all roof lights is at the height of 1.8 m in order not to create overlooking

Room layout thoroughly thought through to have rooms occupied during the day in the front of the houses to encourage passive surveillance of the street.

The height of the building has not changed

Proposed plot 4

Cycle store/shed – approved size is 3x6 m, proposed size 3x8m

Proposed plot 5

House frontage porch added for the main entrance to this house.

Car parking created in front of this house sufficient for 2 cars.

Waste Bin storage added next to the parking area not too far from main entrance

Patio amenity area created at the east side of this measuring 24 sq m (4x6m) clear of trees and in sunny part of garden

There is area of approximately 24 sq m (6x4m) to the west of plot 5 house which can be utilised as patio area to enjoy evening sun