

PLANNING STATEMENT

Variation to Condition No.12 of APP/14/00219 to Allow Changes to the Design of the Approved Dwellings to Plots 1 and 2 Including Changes to Floor Levels in Relationship to Adjoining Ground Levels

At

Land to the Rear of
40 Queens Road
Waterlooville
Hampshire
PO7 7SB

On Behalf of
Knight Homes Ltd

Prepared by



Newborne House
51-52 West Street
Chichester
West Sussex
PO19 1RP
Tel: 01243 537552
Fax: 01243 200010
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

INTRODUCTION

This Planning Statement has been prepared to support the Variation of Condition No.12 of Planning Consent APP/14/00219 to allow changes to the approved plans. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

PROPOSALS

The proposals under this planning application seek permission to vary Condition No.12 of the consent ref APP/14/00219. This is to allow revisions to the approved development by changing the design of the approved dwellings to Plots 1 and 2. The design changes will only affect the elevations and levels with the footprint and position of the dwellings remaining as the approved scheme.

PLANNING

Planning consent exists for 2 detached dwellings to plots 1 and 2 as granted under Planning Consent Ref APP/14/00219. The proposals wish to seek approval to change the design of the approved dwellings to take into account existing and adjoining ground levels. The new designs have incorporated step levels within the dwelling in order to follow the contours of the existing ground levels from the access point down to the rear gardens.

The floor levels of the dwellings have been adjusted to provide satisfactory transition within the site. In order to keep the height of the dwellings within the approved ridge height, the roof pitch has been lowered by 5 degrees resulting in the main roofs being no higher than the approved scheme. The overall layout and footprint of the dwellings has not been changed and is as the approved scheme.

In order to provide suitable access from the highway the floor levels within the garages have been raised. The design of the first floor area above the garages and roof have been changed to reduce any additional impact with the resulting roof over the garage slightly higher than the approved scheme by approximately 500mm. The revised design has also omitted the chimneys which reduces overall mass and increases the gap to the boundaries.

CONCLUSION

The proposals under this planning application seek to vary Condition No. 12 of Planning Consent Ref APP/14/00219. The proposals have adjusted the design of the houses in order to fit within the existing levels within the site. The revisions will provide split level houses providing better transitions between external and internal levels. The only part of the new design which is higher than the approved scheme is the roof over the garage and this increase is considered to be acceptable in relation to the adjoining properties and boundary heights.