

1 August 2014

My Ref : **109 - 109a LONDON ROAD**

PLANNING STATEMENT INCLUDING DESIGN & ACCESS STATEMENT

**PROPOSED ALTERATIONS AND REAR EXTENSION TO EXISTING PROPERTY
TO FORM TWO ADDITIONAL FLATS (ONE x TWO BED AND ONE x ONE BED)
WITH CAR PARKING FOR 6 CARS, SECURE CYCLE STORAGE AND SECURE
REFUSE/RECYCLING STORAGE FACILITIES**

109 - 109a LONDON ROAD, COWPLAIN, WATERLOOVILLE, HANTS, PO8 8XJ

Introduction

The application property is 2 storeys under a hipped pitch roof currently accommodates a ground floor double fronted retail unit specialising in aquatic sales of tropical fish. The forecourt to London Road has a depth of 9.9m excluding the London Road footway width of 3.9m and can accommodate a maximum of 6 vehicles. During shop trading hours the parking facilities are reserved for shop customers. Located to the rear of the ground floor is a two bedroom self contained flat (Flat 1) with its pedestrian access from the common driveway.

The first floor comprises 3 self contained flats (Flat 2 - is a one bedroom flat and Flat 3 is a two bedroom flat both being accessed from the existing covered external staircase located to the side/front of the property. Flat 4 is a three bedroom flat which is accessed from side/rear steps and an internal staircase.

The rear area is hard surfaced and accommodates refuse storage facilities but not in an organised manner and the car park can accommodate a maximum of 6 car parking spaces. The current layout of the car park lacks any opportunity for the introduction of landscaping. The rear car park area is accessed by way of a single width drive between the side walls of No. 107 London Road and 109 London Road. The side and rear boundaries are mainly new 1.8m high timber fencing.

At present there is no provision for secure cycle storage.

Background to the proposed modernisation and extension of the building

The applicant purchased the property at auction just over one year ago and has now had time to assess a modernisation programme which has highlighted an opportunity to

introduce two new flats without compromising the existing use of the site and its occupants.

Planning decisions considered relevant to proposal

109d London Road - 92/54856/001 - Permission granted conditionally for change of use from office to residential.

109 London Road - 95/51931/001 - Permission granted conditionally for change of use of part Class B1 use to Class A1 storage.

109b London Road - 01/66374/000 - Permission granted conditionally for change of use from dentist surgery to one 2 bed and one 1 bed flat.

109c London Road - 03/67843/000 - Permission granted conditionally for change of use of ground floor rear office to residential flat.

109 - 111 London Road - 08/73191/000 - Permission refused on 16 December 2008 for demolition of existing structures and construction of 6 x 3 bed dwellings and 5 x 2 bed flats. The development did not include 109 London Road which was retained.

111 London Road - APP/10/00594 - Permission granted conditionally on 31 January 2011 for demolition of existing dwelling and construction of 4 new dwellings. The approved site layout - Drawing AG-10-09-001 Rev A has been examined in the design study for the proposed extension to 109-109a London Road.

Land to rear of 109-109a London Road - APP/14/00439 - Application NOT YET DETERMINED for the construction of 4 x 3 bed houses on land to rear of this application property. The amended planning application drawings have been examined (showing a gable end set away from the application boundary by the width of a driveway with a first floor obscure glazed window to a bedroom en-suite) and if approved will not prejudice the proposed rear extension.

The planning application

The submitted Drawings No's 8362 - 01 and 8362 - 02 provide details of the proposal to extend at the rear of the existing building at first floor level over an open car port which also introduces secure cycle parking. Refuse and recycling storage provision is accommodated in a secure store positioned at the south-west corner of a delineated car park accommodating 6 cars with the introduction of some landscaping.

The applicant's proposal is to unify the external elevations of the existing and extended property by applying a thru-colour render which is illustrated on Drawing No. 8362 - 02 and as illustrated on the submitted photographs will uplift the visual statement of the building.

The roof extension is designed in the style of the existing hipped roof with plain tiles to match that of the existing.

Care has been taken in the design to minimise any concerns of overlooking and where privacy is necessary obscure glazing is introduced for privacy.

Community Infrastructure Levy (CIL)

The CIL Additional Information Form has been completed and as required accompanies the submitted planning application.

The Havant Borough Core Strategy - Adopted 11 March 2011

The following policies of the Core Strategy have been assessed as they are considered to have relevance to the submitted planning application:-

CS9 - Housing

CS16 - High Quality Design

CS17 - Concentration and Distribution of Development within the Urban Areas

CS20 - Transport and Access Strategy

CS21 - Developer Requirements

DM13 - Car and Cycle Parking on Residential Development

Conclusion

The applicants believe that the proposed extension and modernisation of No's 109/109a London Road will ensure investment in the entire building while at the same time providing two additional flats of modest size with a satisfactory car parking layout, cycle storage and refuse/recycling provision. The rear extension will not be visually present in views from London Road but the unifying treatment of the entire building will enhance the setting of the building from public transport and passing vehicles on London Road .

Les Weymes DipTP, MRTPI

cc. J A Norris Developments Ltd