

DESIGN AND ACCESS STATEMENT

PROPOSED DETACHED GARAGE TO FRONT,

88 SILVESTER ROAD, WATERLOOVILLE, PO8 8TS,.

FOR MR. AND MRS. G. SPURWAY.

The property lies within a residential area approximately 2 miles north of Waterloooville town centre and approximately ½ mile west of Cowplain village centre. Adjoining properties are single-storey, all set in reasonably large plots and constructed around the early 1960's. The road itself contains a mixture of single and two-storey properties, with staggered building-lines and following no particular design pattern. Many of the properties which have been extended and altered in various forms over time.

No 88 is a south facing, detached 4 bedroom chalet bungalow, with more than adequate parking available to the front and side for several cars. The property has in the recent past been extended to the rear, together with a loft extension and conversion.

The proposal is to construct a detached, domestic garage to the front of the property, together with extended drive and turning area and all as shown on the submitted plans. The existing, somewhat inaccessible garage to the rear would then be demolished.

Attention is drawn to nos 51 and 72 Silvester road, where similar sitings of garages has been approved in the past.

External materials are to match that of the existing property.

We consider the design to be of a good standard, sympathetic and in keeping with the existing and surrounding properties. We also consider that the orientation of the plot and the position of the proposal will have no adverse effect whatsoever on the amenities of neighbours, in respect of loss of privacy or overshadowing.

There would also be no significant impact on the character and appearance of the area.

Vehicular and pedestrian access to the property is as shown on the attached drawings.

SRM/20 /05/2013