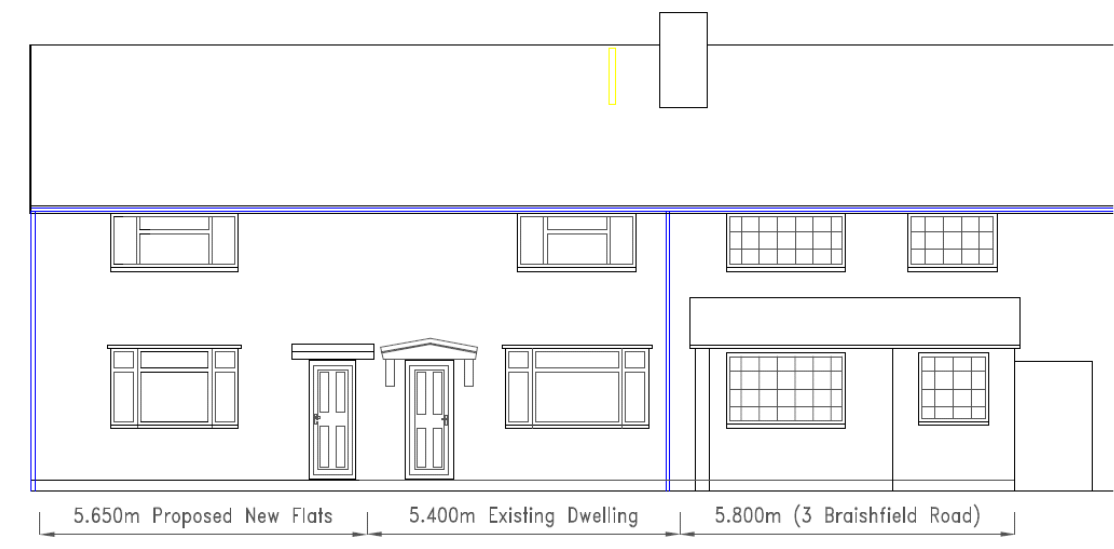


Design and Access Statement

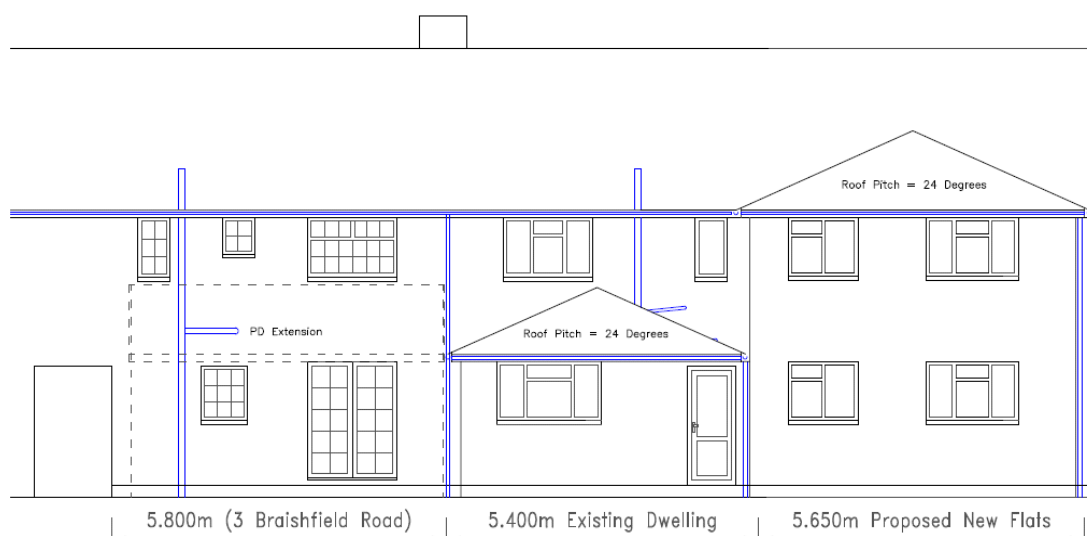
**Construction of 2No. 2 Bed End of Terrace Maisonettes
(as Alternative to Previous Planning Permission
APP/11/01177), Together with Single Storey
Rear Extension to Existing House.**

1, Braishfield Road, Havant, PO9 2HS

Front Elevation



Rear Elevation



October 2011

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1. Introduction

Planning permission (APP/11/01177) was granted on 01/09/2011 for the construction of a 3 bed end of terrace house adjacent to 1 Braishfield Road in conjunction with a single storey rear extension to the existing property. The planning approved new end of terrace dwelling comprised 118m² GEA over two floors.

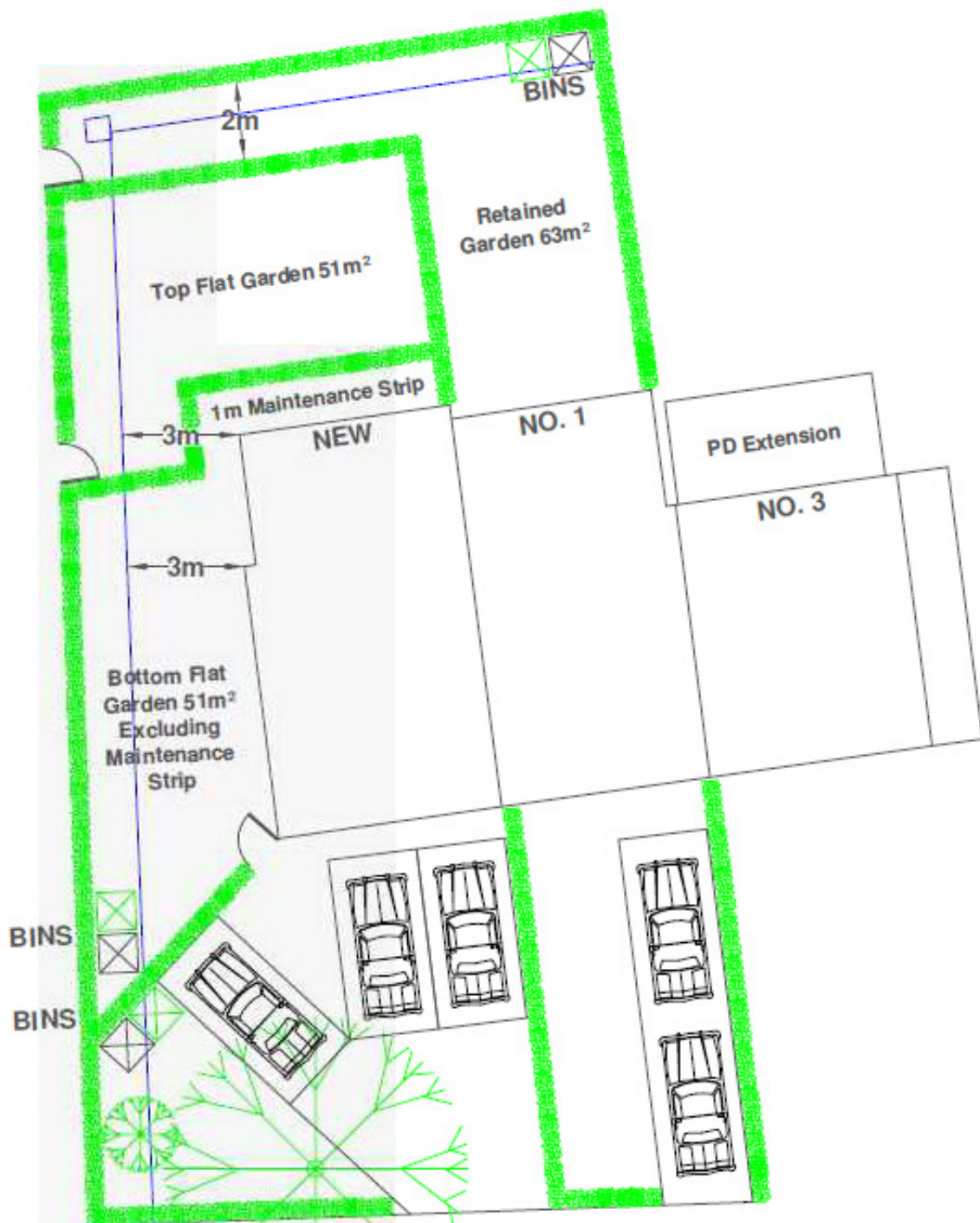
This development proposal involves subdividing the previously approved 3 bed dwelling into two self contained maisonettes. Each maisonette will have 2 bedrooms and comprise 61.5m² GEA. The single storey permitted development extension to the existing property will also be implemented to minimise overshadowing.

The design and access issues were considered in detail as part of the previously approved application APP/11/01177. Given the acceptability of the previous application, this Design & Access Statement merely considers any new issues arising due to the change from a 3 bed dwelling to 2no. 2 bed maisonettes.

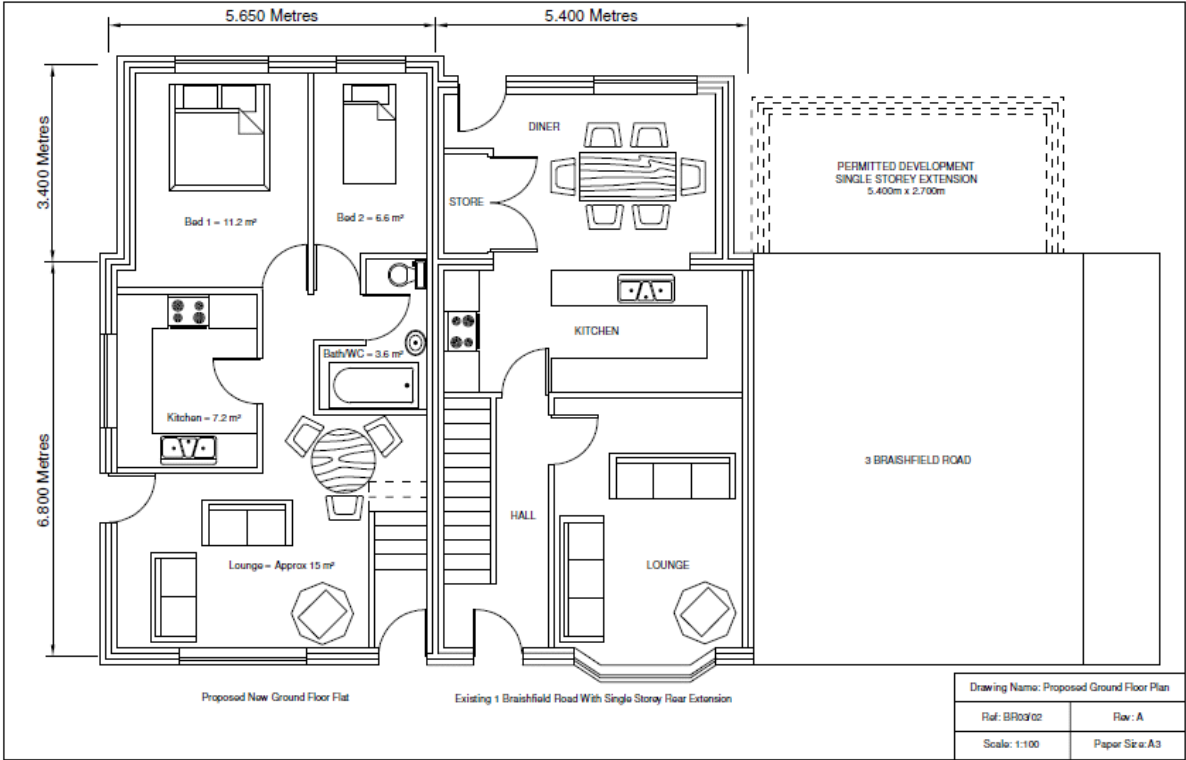
2. Proposed Development

This new application proposes the sub division of the previously approved three bed end of terrace dwelling into two self contained two bed maisonettes. The single storey permitted development extension to the existing property will also be implemented to minimise overshadowing.

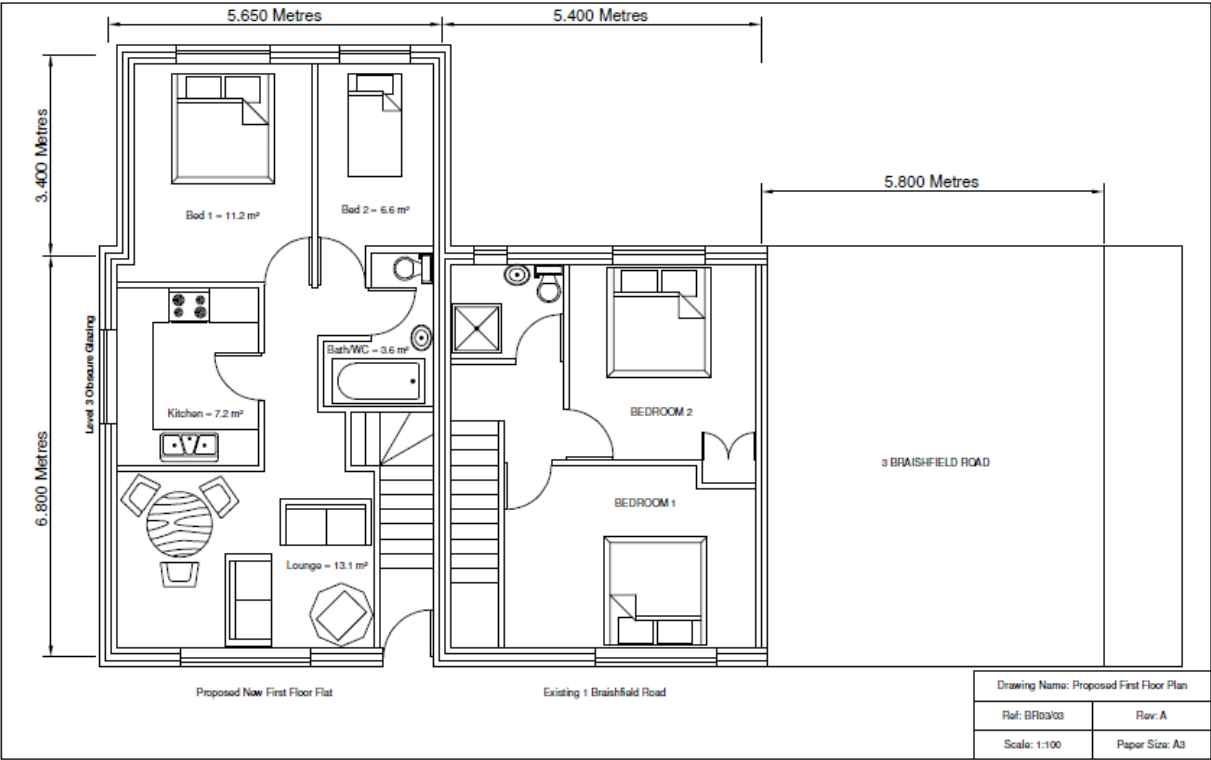
Proposed Site Layout



Proposed Ground Floor



Proposed First Floor



3. Main Design Issues

The supporting Planning Policy Statement discusses compliance with Havant Borough Council's Design and Housing SPDs along with national policy guidance. It concludes that: -

- The 61.5m² gross floor area of each maisonette would meet functional requirements.
- The minimum room sizes of each maisonette would comply with minimum standards.
- The proposed gardens for the maisonettes and the existing property, would allow sufficient outdoor amenity space for future occupants.
- The kitchen window of the first floor maisonette should incorporate level 3 obscure glazing to prevent overlooking of the ground floor maisonette garden.
- The "green wall" view from the bedroom windows of the ground floor maisonette would be acceptable.

The key difference between this new application and the approved APP/11/01177 is the subdivision of the 3 bed dwelling into two maisonettes. The majority of new issues are policy related and are discussed in detail in the Planning Policy Statement.

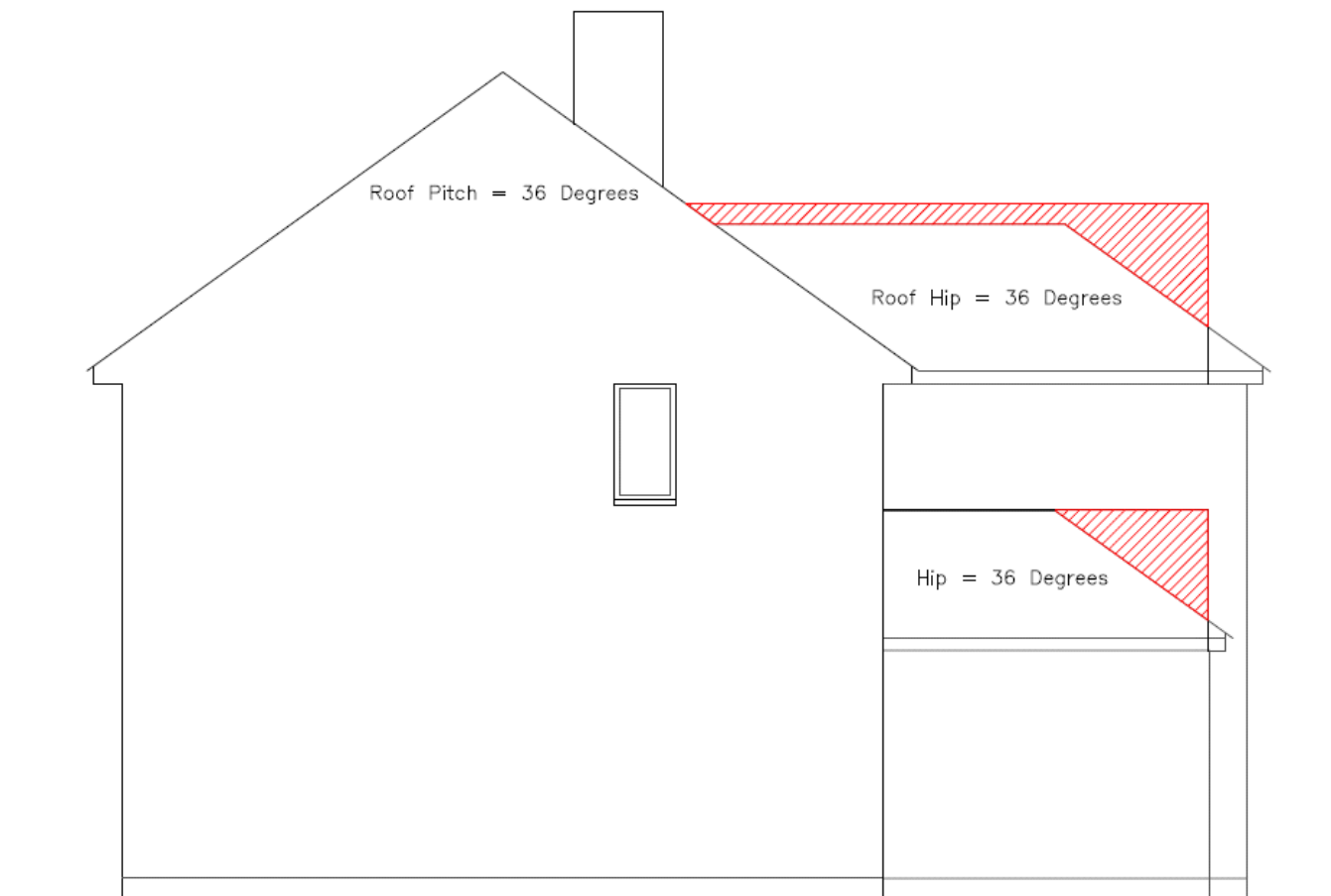
More minor issues (previously deemed acceptable) associated with overshadowing, scale, design and access are considered below.

4. Overshadowing

As part of the previous application APP/11/01177, overshadowing to numbers 1 and 3 Braishfield Road was deemed acceptable. This new application proposes an almost identical building footprint which should allay any overshadowing concerns. In addition, to provide betterment, the following changes have been made to further reduce overshadowing: -

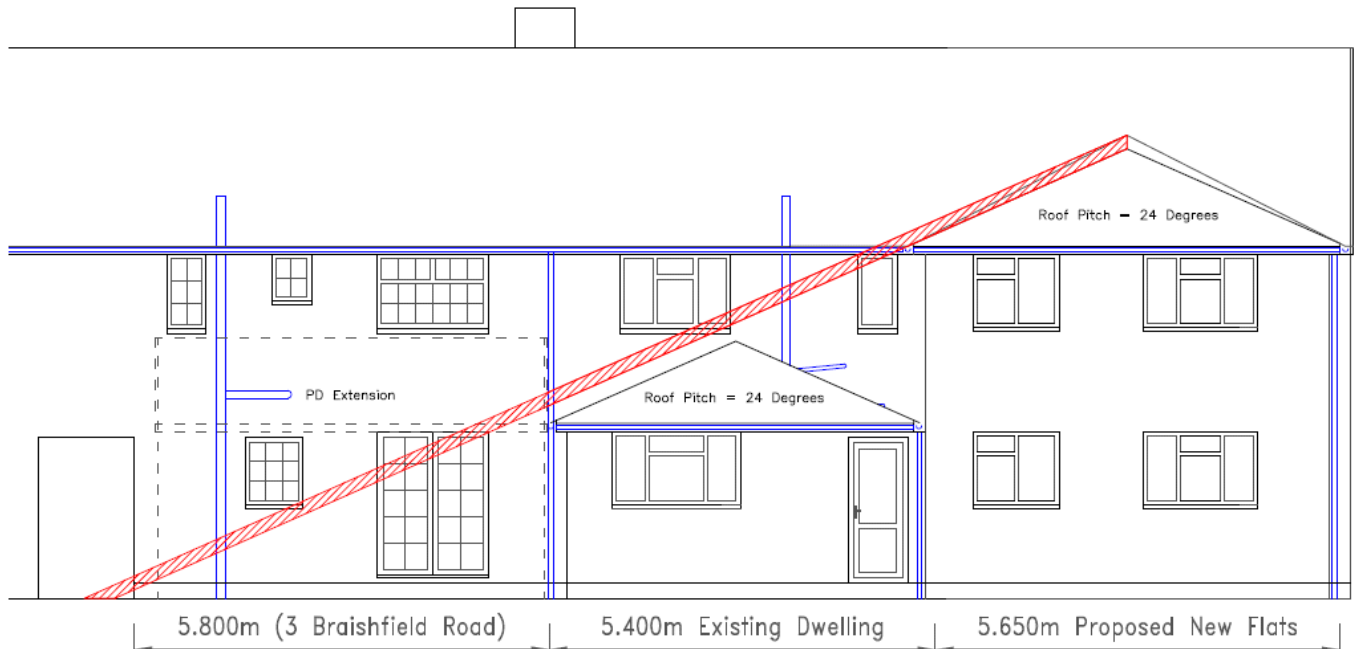
Change to Hipped Roof

The change from a gable end roof to a hipped roof allows an additional significant reduction in overshadowing.



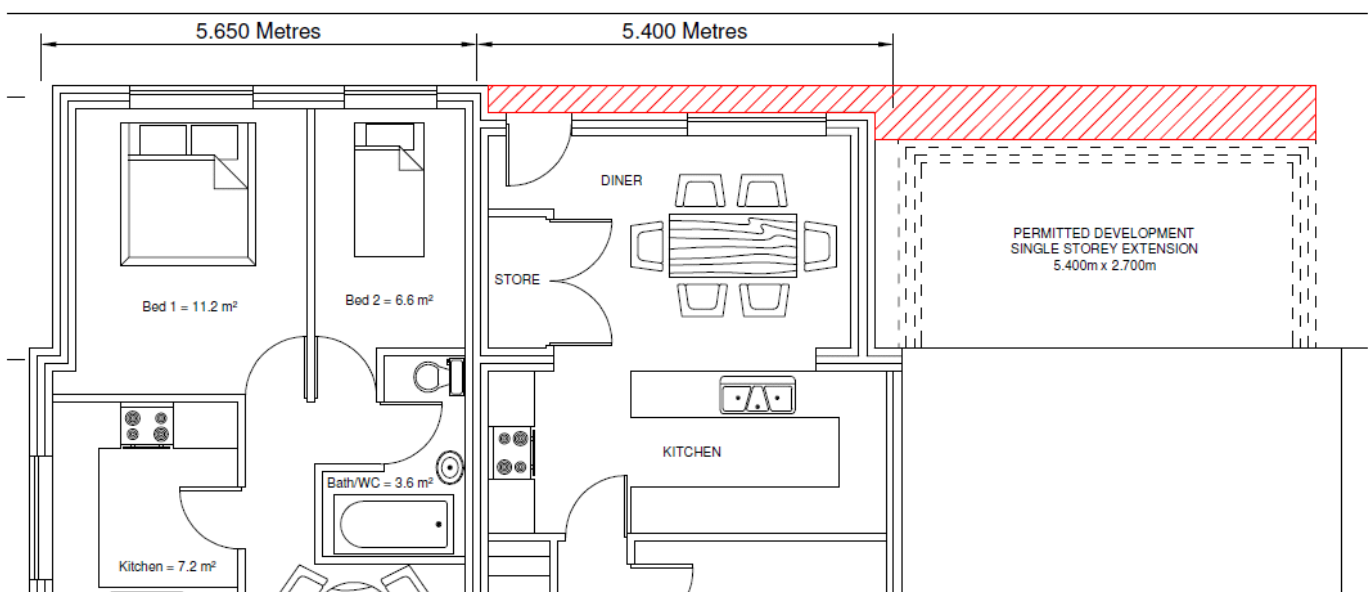
Reduction in Roof Pitch to 24 Degrees

The reduction in roof pitch from the approved 27 degrees to the proposed 24 degrees allows a significant reduction in overshadowing.



3 Braishfield Road Extension

The occupants of number 3 Braishfield Road have commenced development on a single storey rear extension. This will dramatically reduce overshadowing of their outdoor amenity space.

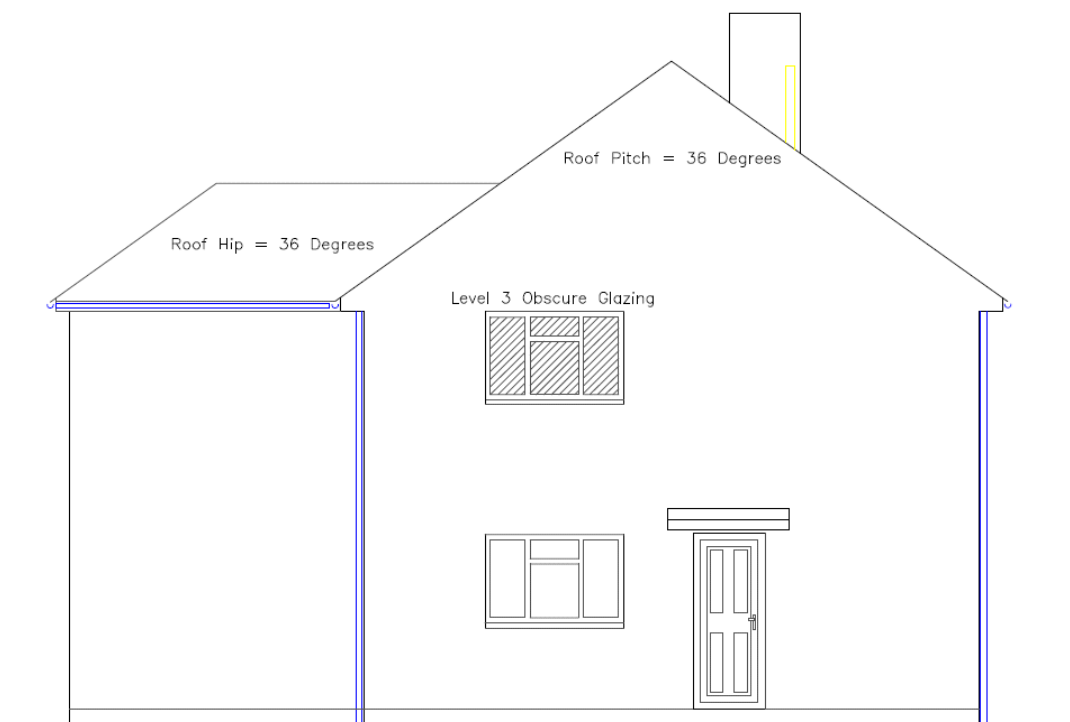


5. Scale and Design

The application proposes the subdivision of the previously approved three bed end of terrace dwelling into two self contained maisonettes. A 24 degree roof pitch will be used for both new rear projections.



The rear elevation will be virtually unnoticeable from either Braishfield Road or Petersfield Road and will maintain a clean and simple, symmetrical design.



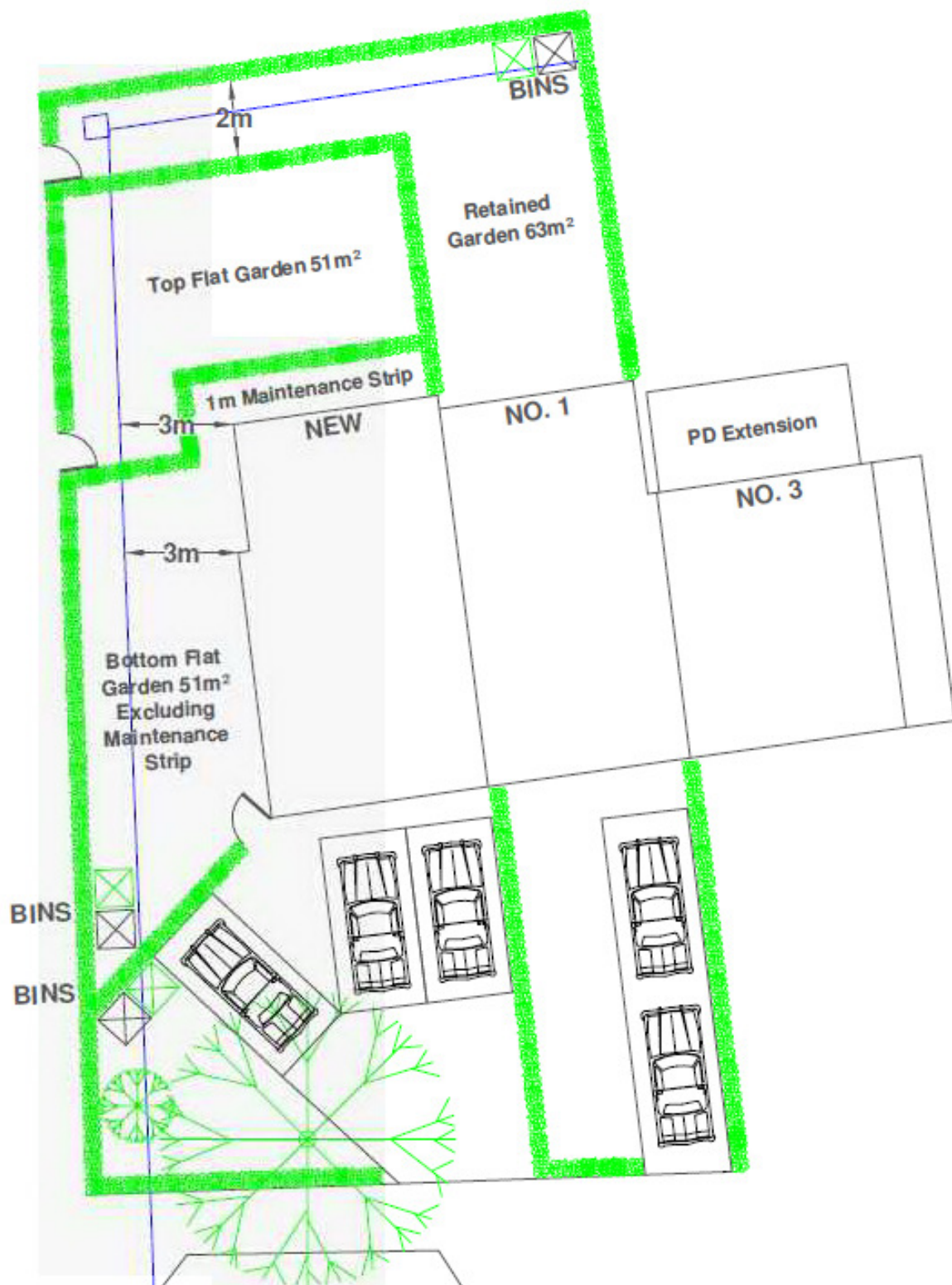
The gable elevation will be partially visible from Petersfield Road. However, in light of the 300mm set back, and significantly lower ridge height of the 24 degree roof, the modest rear extension will clearly be subservient to the main gable bulk/mass.



The front elevation will remain exactly the same as the approved application APP/11/01177. The new rear projections will be undetectable from Braishfield Road.

6. Access

The existing property will be provided with 2 allocated parking spaces in a tandem configuration measuring a minimum of 9.6m x 2.4m. The proposed new maisonettes (2 x 2 bed) will be provided with 3 communal parking spaces each measuring a minimum of 4.8m x 2.4m. This fully accords with Havant Borough Council's car parking SPD.



7. Summary

- The proposed development will subdivide the previously approved three bed end of terrace dwelling (APP/11/01177) into two self contained maisonettes.
- The single storey permitted development extension to the existing property will also be implemented to minimise overshadowing.
- The 61.5m² gross floor area of each maisonette and individual room sizes will comply with minimum standards.
- Overshadowing (which has already been deemed acceptable) will be further reduced by using hipped roofs to the rear projections, by reducing the two storey rear projection roof pitch to 24 degrees, and by implementing a single storey rear extension to 3 Braishfield Road (development has already commenced).
- The proposed design will be very much in keeping with surrounding properties. The rear projection will only be partially noticeable from Petersfield Road and will clearly be subservient to the main gable bulk/mass.
- 2 allocated parking spaces will be provided for the existing property, and 3 communal parking spaces will be provided for the new maisonettes. This will fully comply with HBC's Car Parking SPD.
- It is considered that the proposed development would broadly accord with both National and Local planning policy.