

Planning Policy Statement

**Construction of 2No. 2 Bed End of Terrace Maisonettes
(as Alternative to Previous Planning Permissions
APP/11/01177 and APP/11/01535), Together with
Single Storey Rear Extension to Existing House.**

1, Braishfield Road, Havant, PO9 2HS



May 2012

1. Introduction

Planning permission (APP/11/01535) was granted on 23/12/2011 for the construction of 2no. 2 bed end of terrace maisonettes adjacent to 1 Braishfield Road in conjunction with a single storey rear extension to the existing property.

This development proposal involves increasing the width of the maisonettes by 0.5m from 5.650m to 6.150m.

A more detailed analysis of the policy issues is contained in the Planning Policy Statement for APP/11/01535. As none of the issues have changed significantly, I will not revisit them in detail, but merely list the conclusions below.

2. Conclusions

- The proposed development involves a modest 0.5m increase in width of the proposed maisonettes.
- The greatest demand for housing in Havant is for two or more bedroom homes, and 2 bed-3 person properties appear to be in high demand.
- Two bed maisonettes would be affordable for the Havant residential market.
- The 66m² gross floor area of each 2 bed maisonette will comfortably meet functional requirements.
- The individual room sizes within the maisonettes will comply with minimum space standards.
- Overshadowing remains unchanged since the approved application APP/11/01535 and is therefore acceptable.
- A generous provision of 49m² of private garden amenity space will be provided for each maisonette.
- Level 3 obscure glazing to the kitchen window of the first floor maisonette should be secured by planning condition to prevent overlooking of the ground floor garden.
- The restricted “green wall outlook” from the ground floor bedroom windows will still allow light penetration and will ensure privacy to future occupiers.

In light of the above, Havant Borough Council are respectfully requested to confirm that the proposed development accords with local and national planning policy and is therefore acceptable.