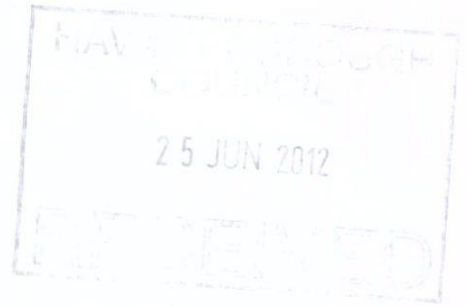




Design and Access Statement:

48 Frogmore Lane / 2A Bulls Copse Lane, Lovedean,

Waterlooville, Hants. PO8 9QL.

The Property

48 Frogmore Lane is a detached property located on the corner of Frogmore Lane and Bulls Copse Lane, with the ground floor comprising of a 'Londis' convenience store to the front section and 2 No. residential units to the rear which also extend to include the first floor.

To the front of the site is off road car parking for customers to the shop and to the rear, accessed off Bulls Copse Lane is a rear entrance driveway with 4 No. car park spaces and amenity areas for the two residential units.

Alterations and extensions to the shop plus the formation of the two residential units was carried out in 2011/12 under Planning Ref. APP/11/00311.

The Proposal

Since completing the works the owner has rented the two residential units and found that the larger 3 Bedroom unit (2A Bulls Copse Lane) has been difficult to let as it's size commands a high market rent. It is therefore proposed to carry out internal alterations to the first floor accommodation to reduce the existing unit 2A into a two bedroomed maisonette and form an additional one bedroomed self contained flat to the front area of the first floor, all as indicated on the submitted drawings.

The new additional flat would be accessed from a new private staircase formed within a side extension to the building. This would include an external entrance door to the unit and a small private amenity space linking to the existing rear car park area.

There are currently four car park spaces provided for the two residential units, as was required under the previously Planning Approval, however it has been noted to date that tenants occupying the units do not tend to have more than one car and this area is underused. It is therefore proposed that the four car park spaces currently provided are sufficient to cover for the additional residential unit to be created. However it is proposed that a cycle storage facility could also be provided for the site to encourage occupants to use other means of transport. It is also noted that

the site is within reasonable walking distance of local bus routes and amenities, and that having a car is not essential for this location.

Externally, except for the provision of two Velux roof windows no external alterations are necessary to the existing building. The provision of the extension to enclose the stairs to the additional flat will be constructed and finished all in materials to match the existing structure.

The provision of the side extension will also create a formalised location for bin storage to the shop which will be separated fully from the residential units.

Conclusion

The proposed alterations and extension are considered to blend in with the existing mixed use development for the site and enhance the ground floor separation of uses.

It is proposed that the newly formed one bedroom flat would be offered to the Manager of the ground floor shop.

Alterations are internal within the existing structure and the extension is not considered to have any impact on the adjoining property No.46 Frogmore Lane and it is therefore requested that the application be viewed favourably.

M.C. Singleton

22 June 2012.

Ref.MCS-04-12