GEOFFREY J DUFFETT

ARCHITECTURAL CONSULTANT
PLANNING SERVICES

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HAVANT BOROUGH COUNCIL
04 MAR 2011
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Design & Access Statement

Construction of 1no. 1 Bedroomed end Terrace House, associated parking and revised access to Fraser Road at No.1 James Road Havant PO9 3EL

Site & Surroundings

No.1 is a 2B tce house situated at the junction of James Road and Fraser Road. The site area of No.1 is 278m.sq which exceeds the area of adjacent plots which are typically 150m.sq. James Road comprises 2 storey terrace housing originally built for Council tenants but some or all now appear to be in private ownership as is the case with No.1. The property is approx 100m from a regular bus route and Bedhampton Railway Station is within a few minutes walk. Havant Station and the central shopping area can be easily accessed being approx 1.5km away. Local schools and playing fields are also easily accessible. The site is on a slight slope from west to east and the rear garden is well screened by existing fences. There is an existing veh access from Fraser Road approx 10m from the rear bndry which served a garage, now demolished.

Proposed Development

The Applicant owns No.1 and the proposal is to subdivide the plot to allow for a 1B dwelling with parking and cycle stores. The floor area of No.1 is 66m.sq and the proposed 1B house forming the new end to the terrace is 54m.sq. excluding conservatory. There would be no loss of privacy to adj owners and the external materials to match the exg building and be in character with the neighbourhood.

Planning Policy Context

An application for a 2B tce house was submitted in Jan 2007 ref:07/72029000 which received a Refusal Notice dated 21 Mar 2007. There were 2 reasons for the refusal i.e. parking and irregular, tapered building form. The current proposal is in line with No.1, regular in shape and the scale and layout are in keeping with the surroundings. No.2 James Road on the opposite corner has a large side extension and therefore the proposed 1B end terrace would not appear at odds with the prevailing pattern of development. No,7 Fraser Road also has a substantial side extension.. With regard to parking it is submitted that the two spaces at the rear complies with current requirements, as in the case of a similar (but slightly smaller) proposal at No.19 Ibsley Grove PO9 3DP which received permission in Oct 2010 and may be seen as a precedent being within the same neighbourhood. It is in accordance with the obectives of National and Local Planning guidelines to support sustainable development in locations where services and facilities are easily accessible. Also it is in compliance with the need to provide additional affordable housing within urban areas by adopting a sequential approach to ensure sufficient housing is provided to meet current needs.

Continued.

2 Church Orchard St Peters RD, Northney, Hayling Island, Hampshire, PO11 0RT
T: 023 92462261 M: 07931 133163 E: geoff.duffett@gmail.com

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Access and Landscaping

The exg veh access to be relocated approx 5m to the east to allow for parking at the rear as shown on Dwg No 410.02. Pedestrian access to be relaid without steps suitable for wheelchair access . There is some scope for landscaping by new planting to encourage bio-diversity and the reinstatement of hard areas with grass or porous surfaces to approval of Local Authority. The rear gardens are adequate for the enjoyment of future occupants as the 1B unit is unlikely to have a family with children in occupation and No.1 would have similar rear garden to the adj. terrace house.

Conclusion

The proposal is compatible with the area and provides a useful addition to much needed affordable housing stock within the Borough.

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