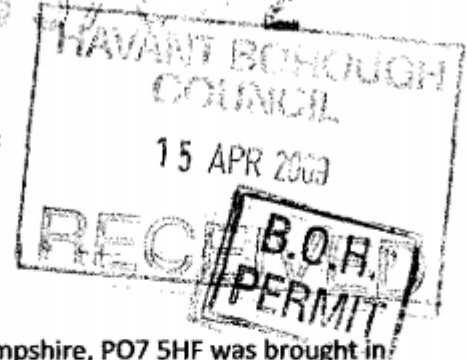


09/56155/012



YOUR REFERENCE: 09-56155-002

158 PARK AVENUE, WIDLEY, WATERLOOVILLE, HAMPSHIRE PO7 5HF



DESIGN AND ACCESS STATEMENT

The property known as 158 Park Avenue, Widley, Waterlooville, Hampshire, PO7 5HF was brought in 2006 from a family who had owned it in excess of 50 years and had run a small convenience store to the front of the property.

Unfortunately, due to the financial climate and competition within the close proximity of the above property it has been proven that the shop can no longer be run as a viable proposition and therefore closed in 2007.

Since 2007 there has been no-one willing to come forward to run the shop because of the financial burden and therefore the property has been of no interest to anyone and we have been unable to sell the property, even though it was marketed via estate agents and direct marketing to potential buyers.

As a result of the above, the only option is to convert the property completely back to residential with the intention to provide a home to someone who perhaps is struggling to get onto the housing ladder in this tough climate. The existing residential part of the property is let through your Housing Department to help vulnerable people live in supported housing and we would endeavour to achieve this in the proposed ground floor flat.

In order to complete the change back to residential we will require to install new windows to the front elevation to provide natural daylight and sufficient ventilation to habitable rooms for a healthy environment.

We appreciate parking can become a problem in residential areas, but as you can see from the attached paperwork, the forecourt to the front of the property is of a more than adequate size with an already designated hard standing which would therefore be suitable for off road parking if required.

We have not taken the decision lightly to convert the property back to residential and feel it would be of great benefit to the immediate area and am sure the local residents would like to see the property used as affordable accommodation rather than left as a derelict shop. There have been problems since it being closed when the local youths used the hardstanding at the front of the property as a hang out area and found fun in trying to set the bin alight, thus causing nuisance to the neighbours. We have discussed the option with our neighbour prior to submitting our plans to you and there were no objections on their part.