Mr R Bartram

136 Stakes Hill Road, Waterlooville

Design and Access Statement

October 2011

Solent Planning

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1. Introduction

1.1 Solent Planning are instructed by Mr R Bartram to prepare and submit a Design and Access Statement to accompany a planning application for a proposed flat roof garage at 136 Stakes Hill Road, Waterlooville, Hampshire.

2. Design

Site Location

2.1 The site is located within an established residential area within the urban area of Waterlooville.

The Proposal

2.2 My client proposes to erect a flat roof on the partially constructed garage (see photograph below. This has the benefit of planning permission (Ref. 07/66056/000 dated 15 November 2007) for a garage and canopy extension at ground floor.



The property showing the partially built garage

Assessment

Physical Context

2.3 The surrounding properties as shown in photographs at Appendix 1 already have flat roof garages and this forms part of the urban context of the area.

Planning Context

Local Policy

2.4 The Havant Core Strategy was adopted on 1 March 2011. The relevant policy in relation to this proposal is Policy CS16 High Quality Design. The Policy states that: "*Planning permission will be granted for development that is designed to a high standard.... All development should demonstrate that its design: 1) Responds to, draws inspiration from and respects local context and:*

a) *Identifies and responds positively to existing features of ...local character within or close to the proposed development site;*

c) Uses the characteristics of the locality to help inform the design of new development....

2) Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

a) the layout of the development ……..makes provision for the management and maintenance of the development….”

2.5 We are of the view that the proposed flat roof garage accords with Policy CS16 for the reasons given below.

Evaluation – Opportunities and Issues

2.6 The proposed flat roof garage will be in keeping with the surrounding properties. The proposal responds to the character of the locality i.e. the flat roof garages which are prevalent in the area, unlike the design of the garage which has the benefit of planning permission. Appendix 1 shows the neighbouring properties which have flat roof garages.

2.7 By not building the canopy, it will result in future maintenance of the first floor windows to be undertaken, which the approved scheme will hinder. The proposed scheme will enable more daylight to enter the ground floor accommodation, in particular the kitchen and study making a more pleasant environment for occupiers.

3. Vehicular Accessibility

3.1 Vehicles will enter the site and be able to be parked in the garage or on hardstanding in front of the garage.

Appendix 1: Photographs of Neighbouring Properties











