

B.S.K Ltd

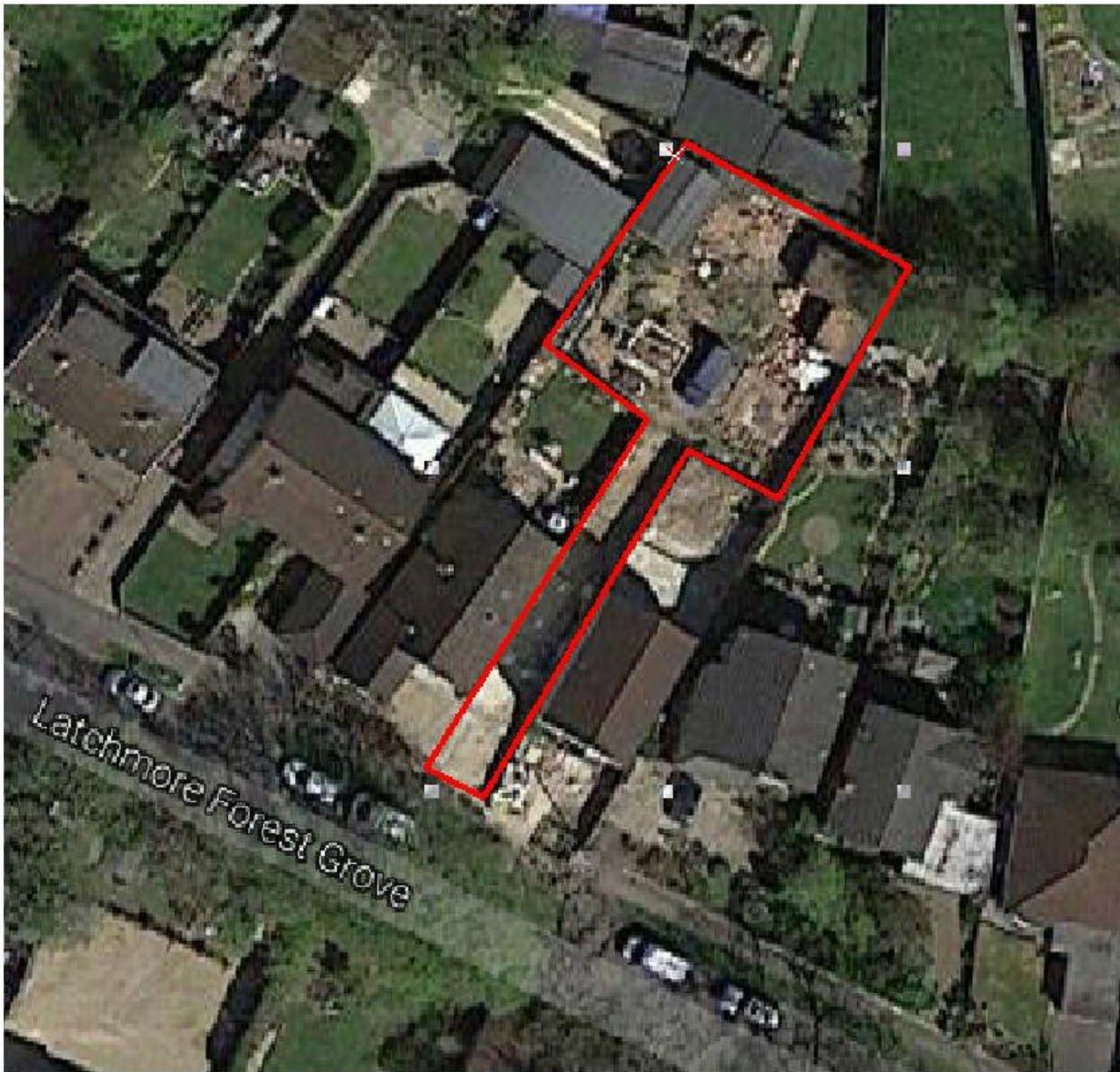
Blue Sky Design & Build Ltd
SMALL WORKS PROJECT MANAGEMENT
DESIGN AND SURVEYING SERVICES

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The Planning Dept.
Havant Borough Council, Public Service Plaza,
Civic Centre Road,
Havant
PO9 2AX

DESIGN STATEMENT



Site Ref:

Rear of 16 Latchmore Forest Grove, waterlooville

PO18 8XG

'Swanshurst', Routs Way, Rownhams. SO16 8JG

Registered Company No. 0800 6919 Registered VAT No 142 5292 27

Location

The parcel of land in question lies in the locality of Cowplain on the West side of the A3 old London road, between Waterloooville & Horndean.

The plot lies to the rear of (14) & (16) Latchmore Forest Grove on a now vacant site.

The local area has an eclectic array of similar looking dwellings, mainly constructed in red face-brickwork beneath concrete roof tile roofs and the proposal is to construct a dwelling typical of homes built in the vicinity.

The houses in the road are not noticeably architecturally significant but none the less form a pleasant collection of residence in a mature locality.

Property History.

The principle to build on the land to the rear of no. 16 Latchmore Forest Grove has been established by a successful appeal of application no. APP/14/01166 made in November of 2015.

The entire plot is .482 hectares / 470 sq.M including the access driveway.

The site has now been established and registered as a separate plot.

The Design Statement

The proposal is to provide a new three-bedroom bungalow.

The new design has been undertaken so not to increase the ridge height of the previous design passed design of 4665mm high from DPC.

The proposed floor level has been determined to be a minimum of 1000mm below that of no.(14) Latchmore Forest Grove.

The application includes to provide fencing with high-level trellis and plant-screening to block any over-looking by existing properties.

The new design makes better use of the generous plot proportions with only a slight increase in the foot-print and therefore follows the guidelines and conditions laid out in the 'local plan' for development within the Havant Borough.

It is stated that every effort will be made to match the existing construction materials found in the locality and due to the good access to the proposed works; site work would be undertaken with the minimum of interference or inconvenience to local residents.

There are no issues to consider with rights of light or privacy to surrounding dwellings in this application that differ from appealed application APP/14/01166.

Therefore the proposed work would, in our opinion, represent an acceptable, unobtrusive additional dwelling to the housing stock in this pleasant location.

On behalf of the applicant may I thank you in anticipation of your understanding and we look forward to your considered approval in this matter.

Yours sincerely,



Keith Petley
(Director)

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.Schematic Proposal of Works

Fig. a



Schematic Proposal of Works

Fig. b

