

DESIGN AND ACCESS STATEMENT

In Support of Design for

Replacement single garage after demolition
of existing garage structure

At

33 St Johns Avenue
Waterlooville
PO7 5QY

For

Mr & Mrs M Small

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ



26th March 2026

1 LOCATION

The site is located to the eastern side of St Johns Avenue. This area is residential with a mixture of detached bungalows and chalet bungalows to this section of St Johns Avenue. All of the adjacent dwellings have the advantage of off-road car parking.

The local shops and amenities are a short distance away in Crookhorn with larger shopping facilities in Waterloooville available within a short car journey. The property has very good road links to the M27, A3M, A27.

2 SITE USE

Our clients have owned the property since Autumn of 2025. It is a bungalow, 2–3-bedroom, spacious internal layout with a detached sectional garage located on the driveway to the northern part of the site. The front elevations facing the public highway are open with little enclosure which gives a sense of space and openness when travelling along St Johns Avenue.

The rear garden is enclosed mostly laid to lawn with landscaped borders.

The sectional garage is constructed of concrete panels with an asbestos cement panelled roof. It is very low in height and small in size, leaking and is past the end of its useful life. There is adequate off-road car parking for at least 2 vehicles. There is a block paved driveway.

3 PLANNING MATTERS

We have carried out a search on your website and there is no planning history at this address.

4 FLOOD RISK

We have carried out a search on The Environmental Agency website and discovered this property has a very low risk from flooding from Rivers, Sea and a very low risk from flooding from surface water. (less than 0.1% risk per year)

5 PROPOSALS

Our clients would like to demolish the existing detached garage and replace with a suitably sized garage. Construction to be of masonry external walls with concrete interlocking tiled roof. Existing off road car parking provision to be maintained including timber fencing giving access directly to the rear garden area.

6 DESIGN

The objective for this proposal is to create a visual appearance which will complement the existing bungalow. Provide internal dimensions for a car space 3.0m x 6.0m in accordance with your Parking SPD, this will make the new garage suitable for its intended use.

The garage will be constructed in a similar position with the rear / side facing 31 St Johns Avenue located in a like for like location. Due to its increased length / width the garage will be proud of its original position. This does not reduce the area for off road car parking significantly nor impact the amenities of the adjacent neighbour at 31 St Johns Avenue.

The proposed elevations will be facing brickwork with concrete interlocking tiling to the roof, white pvc side door and window, all to match the existing bungalow. Our clients' have requested a roller shutter door for vehicular access.

Overall dimensions of the garage to be 4.05m x 6.53m, height at eaves approx.2.8m, ridge height approx. 3.75m. There will be a French drain fitted where appropriate due to differing ground levels including suitable damp proofing to prevent damp ingress.

7 CAR PARKING & ACCESS

The current vehicular and pedestrian access arrangements including the car parking provision will remain unaffected by these proposals.

8 CONCLUSION

The proposals, in our professional opinion, will not affect the amenities of the adjacent neighbours. The materials will match the existing in all aspects, there will be no overlooking to adjacent properties, the design is appropriate in terms of its design, appearance, scale and will complement the existing detached bungalow.

We respectfully request Havant Borough Council to support these proposals.