



APPLECORE
PLAN. DESIGN. MANAGE.

Planning/ Design & Access Statement

INTRODUCTION

This statement supports a Planning Application for C3 To Sui Generis Use at 473 Ashley Road



PLANNING POLICIES AND DOCUMENTS RELEVANT TO APPLICATION

Planning Policies Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development

PP02 Amount and broad location of development

PP07 Facilitating a step change in housing delivery

PP08 Type and mix of housing:

PP27 Design

PP28 Flats and plot severance

PP32 Poole's important sites

PP34 Transport strategy

PP35 A safe, connected and accessible transport network

PP36 Safeguarding strategic transport schemes PP37 Building sustainable homes and businesses

PP39 Delivering Poole's infrastructure Supplementary Planning Document BCP Parking

Standards SPD (Adopted January 2021)

The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted April 2020) Nitrogen

Reduction in Poole Harbour SPD (Adopted April 2017) Poole Harbour Recreation 2019-2024

Supplementary Planning Document SPD (Adopted April 2020) The Dorset Heathlands Interim Air

Quality Strategy SPD (2020-2025) National Planning Policy Framework (September 2023) Section

2 – Achieving Sustainable Development

PLANNING HISTORY

Alternative Reference GPDO/23/00008/GPD

Application Received Thu 11 May 2023

Application Validated Thu 11 May 2023

Address 473 Ashley Road, Poole, BH14 0BB

Proposal Single storey rear extension which would extend beyond the rear wall of the original semi detached dwellinghouse by 6m, for which the maximum height would be 3m and for which the height at the eaves would be 2.8m.

Status Decided

Decision General Permitted Develop PA Granted

Decision Issued Date Tue 20 Jun 2023

LOCATION

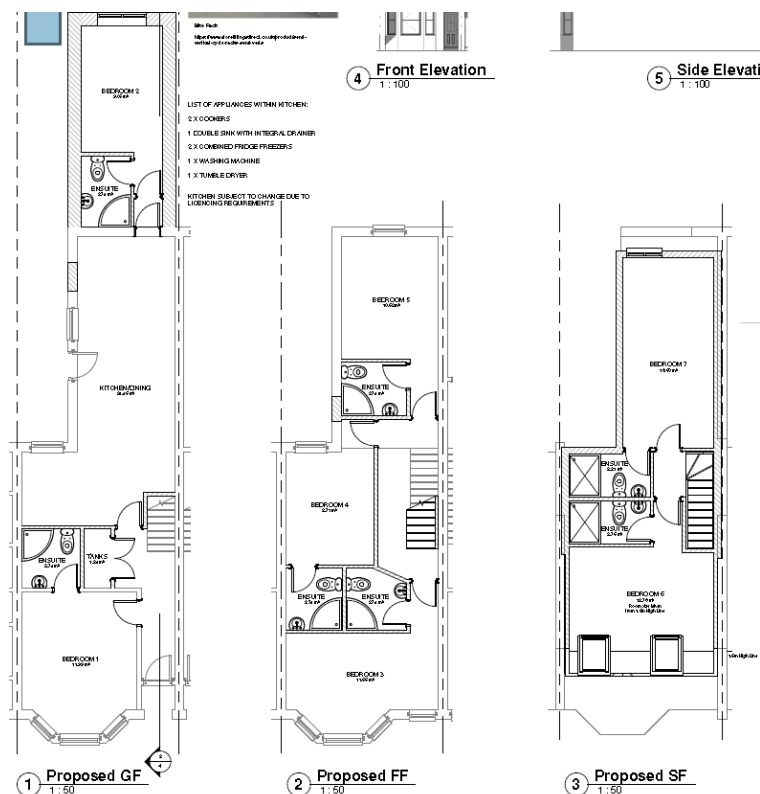
The property is currently a C3 Residential property in a very busy mixed residential and retail road. There exists a mix of properties, but most are large detached or semi-detached units with a large number in shared use. The property is proposed to be developed to a high standard to provide a quality living environment for the tenants.

<https://www.walkscore.com/score/473-ashley-rd-dorset-england-united-kingdom> gives a walk score of 80/100 and states the property to be very walkable with most errands being able to be accomplished on foot.

CONTEXT

The property will be fully renovated as it was previously in a poor state of repair. The bedrooms are good sized bedrooms (all ensuite) ranging from 9.71 to 12.42 sqm excluding the en suite. 24.2sqm of high quality shared facilities are provided at ground floor level for kitchen and dining. The building is on the main bus route, and is within walking distance from Alexandra Park, various retail outlets, medical plus the Parkstone train station.

The proposed floorplan looks to provide 7 spacious bedrooms utilising an extension previously granted under the larger extension prior approval process and a permitted development loft conversion to provide rooms within the roof. The application is purely for the change of use from a C3 residential dwelling to a Sui Generis HMO for 7 persons.



HMOs play a valuable part in contributing towards a mixed and balanced communities. Houses in multiple occupation, provides homes for young professionals who cannot afford to get on the property ladder, and for whom shared living properties provide an all bills included option, for independent living.

ACCESS

The proposed access will remain as existing.

A bin store will be provided within the front paved area and secure weatherproof cycle storage will be provided at the rear of the property. Rear access to the property will ensure ease of cycle storage for the residents.

CONCLUSION

The fallback position available to the applicant is a 6 person C4 property which can be carried out under permitted development. 7 persons as opposed to 6 persons, would not cause any additional harm or impact on neighbour amenity. The applicant is looking to renovate the property to attract young professionals and the property will be finished to a high standard and managed professionally. The proposed change of use is thought to be fully compliant with policy and therefore should be approved.