

Planning Statement

Re: 214 Springhead Road

This planning statement is in support for a house holders and full planning permission application with reference to the above property.

The present owners of property 214 Springhead Road, have acquired an extent of derelict land adjacent to their property when purchasing the house.

Presently the existing land site is a vacant plot of land apart form a small terrace of derelict lockup garages. The site is at the end of a long terrace of two storey, brick clad buildings. The site tapers substantially from the rear of the site to the front where it meets the existing Springhead Road carriageway.

The land in question was granted permission in February 2017 to demolish the 2no. existing garages and then construct a new three bedroomed chalet bungalow with associated car parking area, with new vehicular access for the adjacent dwelling. This was approved under the submitted planning application reference 20160890 and/or PP-05445348.

Despite an approval in place for building a new house and marketing the property for a profit, the owners have submitted a full planning permission application to transfer the land to their existing residential property with the intention to add/extend the rear garden enhancing the garden space. The existing derelict garages will in time be demolished and re-built as part of the property. The current overgrown land will be landscaped with turf match the existing garden space.

This proposal as a whole is less detrimental to the land and the local environment in question.

Finally, with all the above taken into consideration there is no requirement to alter the vehicle entrance for 214 Springhead Road that would have had to be relocated off the main road to allow access for the new property that was being proposed. This again is of benefit as vehicles will not be potentially blocking or creating a hazard on the main carriageway when turning to the property drive way.

With all the above taken into consideration, a proposal to build an out building to rear the garden is instead proposed. The use of this building will be for leisure only purely for the benefits of the residing family. The owners propose to install a fully functional gym/bar with a means of sanitation when the building is in use. This will be a simple red brick building, with a flat roof that will not exceed 2.6m in height as it is within 2m of the neighbouring property. Upvc windows and a bi-fold door will also be installed.