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ASSESSMENT SHEET - Land rear of 433 Basingstoke Road (REF: 01/01061/FUL)

POLICY ISSUES
HSG5 (Residential Design Standards), HSG9 (Location of Residential Development). There was a previous scheme refused earlier in the year on the grounds of detrimental impact on amenities of adjoining residents, lack of amenity space and inadequate manoeuvring together with substandard access width. The only one of these to have been addressed is the manoeuvring space which has been provided by reducing the size of the garden of 433 Basingstoke Road. This aspect of the scheme is therefore acceptable as the remaining garden of 433 is still of adequate size. However, all other aspects remain unaddressed. The issue of the access width relates to the fact that it is shared with pedestrians. Although there is consent for 6 maisonnettes on the adjoining site which addressed the issue of shared access, this application has not yet been implemented and no similar mitigation measures have been proposed for this proposal.

SITE HISTORY
82/TP/894 Vehicular crossings from Basingstoke Road to residential properties GTD 11/82.
01/00223/FUL erection of 1 house REF May 2001.

r/o 435-439 Basingstoke Road
00/00418/OUT 6 x 1-bed maisonnettes GTD

SUMMARY OF RESPONSE TO CONSULTATIONS
1 letter received objecting on grounds of loss of privacy and overshadowing of adjacent garden.

SUMMARY OF DISCUSSIONS WITH APPLICANT/AGENT
None.

LAND USE
Residential land - currently vacant unused land fenced off from garden of 433

LAYOUT
Unacceptable site layout - see above.

DESIGN
2 storey house inappropriate on this plot - see above.

ACCESS/CAR PARKING
Inadequate access - see above.

ACCESS FOR DISABLED
Ground floor is intended to be accessible.

LANDSCAPING
Sufficient landscaping could be provided.

OFFICER RECOMMENDATION
REFUSE.

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