

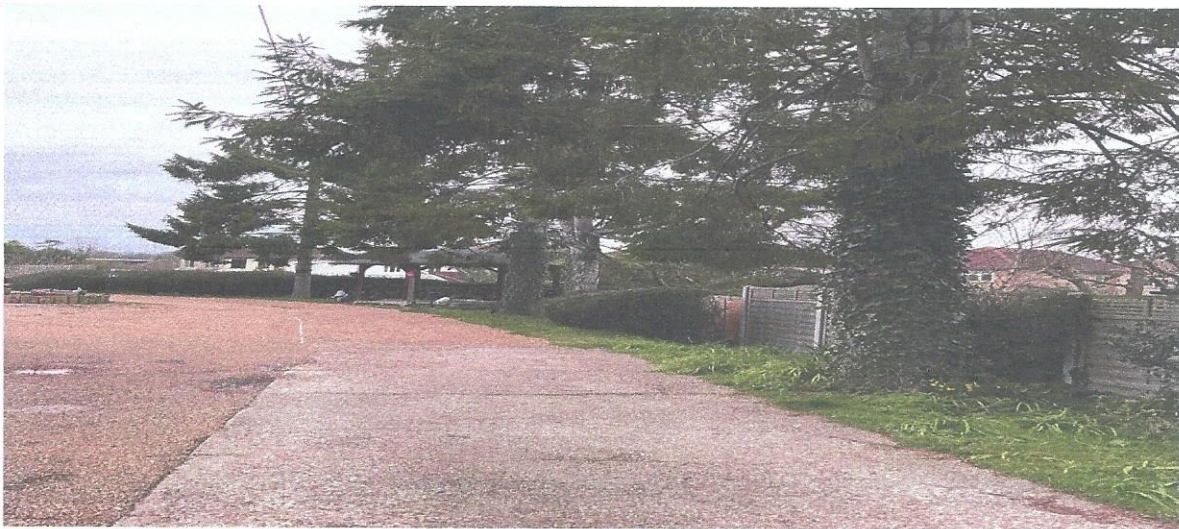
Design and Access Statement

For 10 Portsdown Hill Road Havant PO9 3JX

Planning Application 24/00639

Existing Site.

This is a fairly large plot hidden in a rural area of Havant with a long drive to The Dell which links up to Portsdown Hill Road. The drive goes up to the Plot which in total is 2250 SQM (.55 of an acre).



This picture shows the Large drive way up to the existing Chalet Bungalow and Garage. The GEA of the Existing Chalet is 219 SQM and the garage to the South of the site is 33 SQM.

There has been no additions to the site other than Fencing and Patio areas and maintenance. Planning application for Tree work completed some time ago and then recently Application no 23/00024 which was to apply for a Annex (Two Bed) to go where the existing Garage was sited .

The application was refused on the grounds of being To High in that location , Scale , Layout and siting.

After discussions with the case officer it was considered that the Rear Garden may be a suitable site for the Bungalow. So following that discussion a Number of issues were dealt with and included a Topographically survey of the site and that has lead to a new Application for a detached Bungalow and Garage to be sited at the back from the Existing Chalet Bungalow in the rear Garden.

Please see the Picture of the rear Garden below.



Explanation of the Design Principles.

The reason for the first application that was refused and the reason for this application is that as mentioned earlier, the present Chalet is occupied by two Generations and for personal reasons a third generation of the same Family need to move to this site as well. Clearly there is no room to do that at present. Therefore the proposal to build a further dwelling on the site was the best way forward. A great deal of thought and planning has been put into this design and considers the existing occupiers the Family to join them and consider the Neighbours and a detailed cross section is supplied with the applications drawings to show the relationship between them the proposed dwelling



The View above is a picture of the existing Chalet Bungalow And shows the style that will be copied for the New Dwelling. This picture is taken facing West and although not a good view in this picture the New Dwelling will be situated to the left of this dwelling and to the rear with a drive through to it and situated at the rear of the Chalet Bungalow.

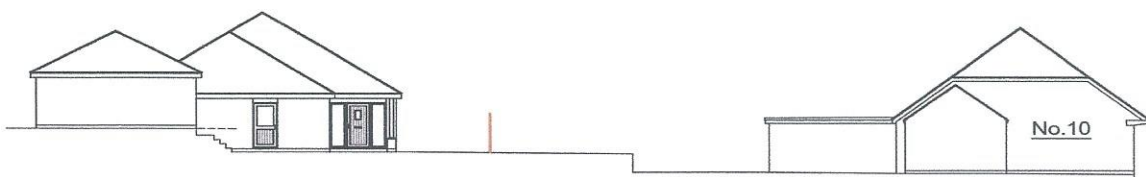
To the left of this picture is the existing Detached Garage. The space from the left side of this Bungalow is 8m from the Left side Boundary of the site which is the entrance area to the new Proposed 2 Bed Bungalow.

This dwelling will be used as a home for the third Generation of the same family and used as that—There is no intention of selling this as a Stand alone dwelling but will be for Family use only with its own Garage, Garden and utilities

The Drawing below Shows the proposed New Dwelling as a section in relationship the House next door (Not on Our Land) and the New Dwelling and the lower drawing shows the New Dwelling in relationship to the existing dwelling on the site and it can be seen that they are not blocking the light to the other Dwellings.



North to South Plot Elevation
Showing New Build



East to West Land Elevation
Showing New Build

All build Materials will be to match the existing Chalet Bungalow as well as to roof and Windows and Fencing so that they will blend Together in the same style and Format.

Landscaping and Finish

As detailed previously this additional Dwelling will be landscape to match in within the existing layout of the site and a Garden will be created for the New Dwelling.

There is no private land or right of way for any persons not living in the existing property of the new proposed bungalow

Parking

As you can see from the documents supplied with this application there is a great deal of Space for Parking with a Number of designated spaces for the Existing and Proposed Dwelling

Spacious Site.

The Statement has already detailed the overall Space but in total the area is split in the Following manor

All figures are GEA

Overall Site of 10 Portsdown Hill Road Havant is 2550 SQM
(.55 of an acre).

The existing Chalet Bungalow is 219 SQM

Existing Detached Garage is 39 SQM

The New Bungalow is 125 SQM

The new Detached Garage 36 SQM

Subject to planning being granted with the existing Buildings and with the New proposed Buildings they will be in total 413 SQM

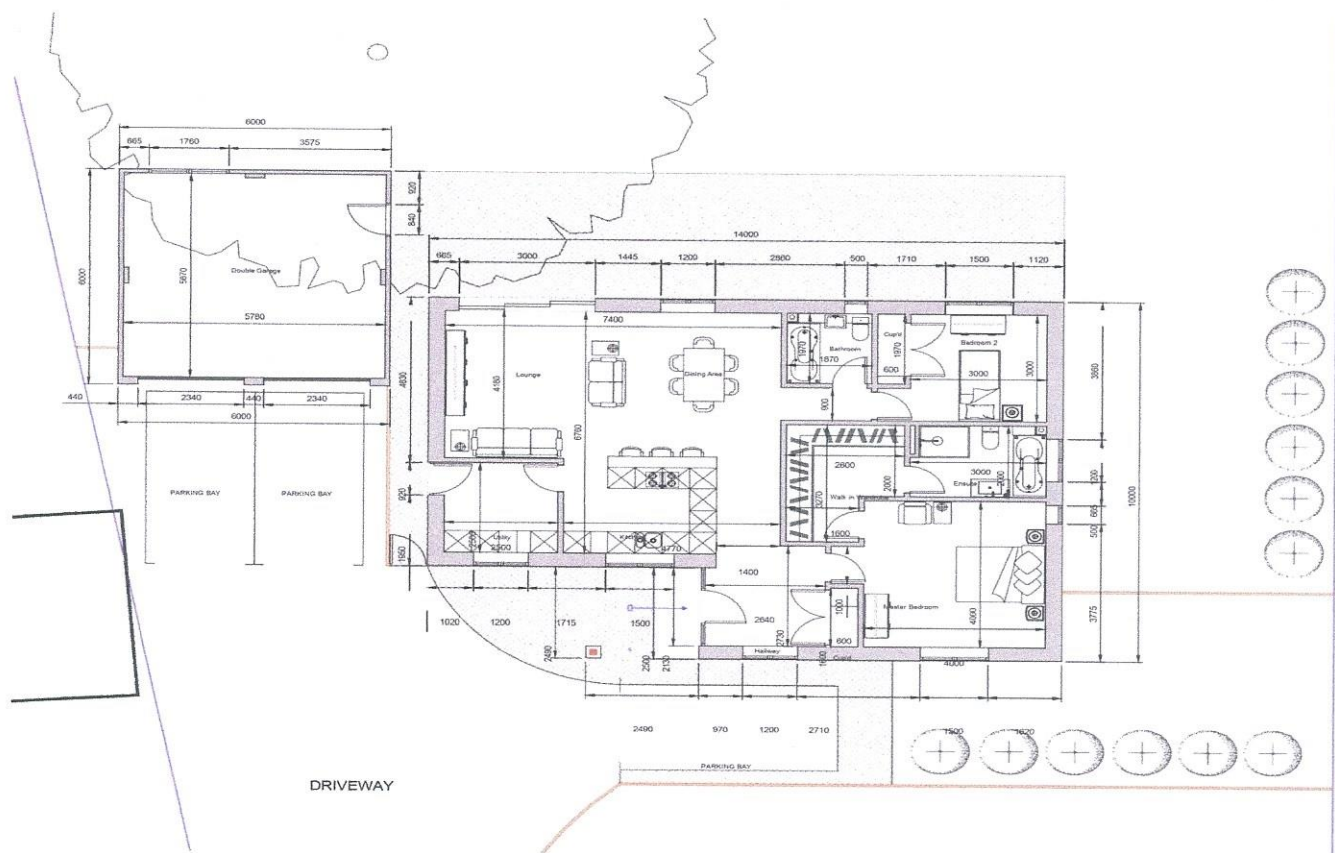
This equates to only 18% coverage of the Curtilage of the site area.

We hope the planning Authority can support this application

Detail of the new Bungalow

Please find below the Layout of the proposed new Bungalow and Detached Garage. As can be seen it is a modern layout, with Open Plan Kitchen Lounge and Dining area and two Bedrooms one Double and one Single .

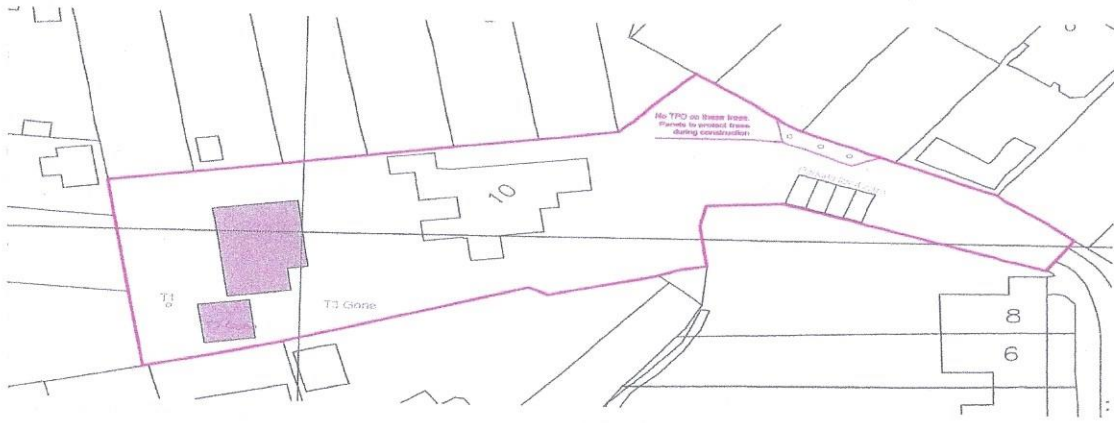
There is a detached Double Garage with Parking for two cars inside and two cars at the front



We hope that this Statement gives you a Clearer set of reasons for this development and how important it is to the family that reside on this site.

Finally we attach the Location plan that shows the site with the Proposed new Dwelling and Detached garage.

Location plan of the site with the New Dwelling



As can be seen on the Location plan above there is sufficient space to layout the new Dwelling and for the movement of vehicles and parking for both properties.

As detailed in this Statement the coverage of the site with the new Dwelling is only 18%.

As a family development it will be a Self Build as the present occupants have many years of experience in Construction and worked on such a Projects and will meet all the required rules and Regulations for a New Build.

We hope that the Planning Authority will be able to support this application and we will be open to any amendments required or requested

Thank you for your help in this matter.