

**DESIGN & ACCESS STATEMENT
TO ACCOMPANY AN APPLICATION**

FOR

**A NEW DWELLING ON
THE LAND AT THE REAR OF**

**62 HAVANT ROAD
EMSWORTH
PO10 7JG**

INTRODUCTION

This Design and Access Statement has been prepared in support of the full planning application for a proposed scheme to construct a new 3 bedroomed detached house on back/side garden land associated with 62 Havant Road, Emsworth, PO10 7JG.

The statement identifies the relevant planning policies and assesses the proposal in relation to the site and its surroundings.

LOCATION OF THE SITE AND CONTEXT

The site in its total, shown highlighted in red on the site plan, lies on the southern side of Havant Road. The area is predominantly residential in nature. Properties in the road are predominantly detached, two- and three-storey properties.

The proposal sits in an area of back garden land associated with No 62 and effectively infills along Beach Road which the property runs alongside.



Existing main house

Land to the side/rear of 62 Havant Road



Existing front elevation



Existing flank elevation

Land to the side/rear of 62 Havant Road



Existing flank elevation and proposed new house location



Proposed new house location

Land to the side/rear of 62 Havant Road



Proposed new house location



Proposed new house location

Land to the side/rear of 62 Havant Road



Existing coach house



Proposed new house location

Land to the side/rear of 62 Havant Road



Garden land

ASSESSMENT

The proposal comprises an area of approximately 462sq metres which incorporates the existing coach house and effectively leaves No 62 with a reasonable size plot, with gardens front and rear and its existing parking being retained.

62A would then have a new vehicular access from Beach Road, with the existing access retained in front of the coach house where there is existing off-road parking for two or three vehicles.

The property most affected would be No 60 Havant Road, and we have been careful to ensure there is minimal overlooking and have set the property away from the boundary line between the two.

We have also hipped/pitched the roofs such that the massing against the garden will be limited to eaves height.

Windows along the flank elevation have been set high to avoid overlooking, and it is intended that they will incorporate obscure glazing.

Land to the side/rear of 62 Havant Road

PLANNING PROPOSAL

The application is seeking planning permission for a three-bedroom, two-bathroom chalet style detached dwelling house in existing garden land.

DESIGN CONSIDERATIONS

The proposed dwelling is two storey in design with a hipped and pitched slate roof to closely match those in the road, both on the same side and opposite along Beach Road.

The elevations are of facing masonry up to first floor level with a rendered block above, again, in keeping with a number of similar dwellings within the road.

The existing coach house would provide workshop and garaging with the off-road parking provided in front of it to be retained and reused.

ENVIRONMENTAL CONSIDERATIONS/ WASTE DISPOSAL

The proposal will include the building complying with the current Building Regulations, in particular with regard to Part L to minimise energy requirements.

External refuse would be provided adjacent to the existing coach house.

ACCESS

The access to the site would be via the existing vehicle access in front of the coach house, with a proposal for a new vehicle access along Beach Road to be added in the future.

Level access would be provided from the road to the proposed dwelling with a gradient of no greater than one in ten, to comply with Part 10 of the Building Regulations. The front door would be a minimum width of 900mm, and the internal layout is flexible to allow for future changes to make it accessible. There is, for example, a ground floor shower room, and one of the ground floor utility rooms could be converted to a bedroom if required.

PARKING

Existing parking off the road would be retained to both units with the dangerous access to 62 being closed and moved further down Beach Rd.

Land to the side/rear of 62 Havant Road

SUMMARY

We believe that the proposals will not have any significant detrimental effect to the street scene along Beech Road, and we have tried to be mindful in the design to overlooking at No 60.

In conclusion, we think the developments will maintain the character of the area whilst having a minimal impact on the existing property and its surroundings. The existing garden at No 62 is substantial and this creates additional dwelling without significantly negatively impacting the density of plots within the area.