

PLANNING STATEMENT

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Proposed two-bedroom dwelling to the rear of existing property

at

15 Horndean Road, Ensworth, Hampshire PO10 7PT



Figure 1: Front Elevation

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Prepared by:

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INTRODUCTION

Helyer Davies Architects have been appointed by a private client to re-design the proposed new dwelling to the rear 15 Horndean Road.

This document outlines the proposed works to include:

- New dwelling
- Access to both properties via drop curbs

The following documents accompany the application:

19063_Planning Statement
19063_01 Drawing

Planning History

APP/17/00569 - *Erection of a two-bedroom bungalow with timber weatherboarding to rear of existing property with associated car parking and access.* (Permitted 27/07/2017)

APP/17/00577 - *Loft conversion incorporating roof extension; Rear extension.*
(Permitted 28/07/2017)

APP/17/00943 - *Variation of Condition 2 of Planning Permission APP/17/00569 to vary approved plans to vary internal layout, creation of first floor level, fenestration alterations/additions and raise ridge height and to partially enclose porch.*
(Permitted 25/10/2017)

APP/18/00613 - *Erection of a 2-bed detached chalet bungalow to rear of existing property. (Revised application).* (Permitted 04/10/2018)

APP/19/00025 *Erection of a 2-bed detached chalet bungalow to rear of existing property. (Revised application).* (Permitted 18/02/2019)

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SITE LOCATION



Surrounding Context

The application site is situated in a generous plot and is located to the rear of the dwelling at 15 Horndean Road, in North Emsworth. The surrounding area is residential in character and features detached bungalows and chalet style bungalows. Emsworth recreation ground sits adjacent to the site along the southern boundary and St James Primary School is located to the east of the site, on the opposite side of Horndean Road.

The buildings are varied in both design and materiality. Materials include clay hanging tiles, brick and render with roofing materials including clay tiles and slate.

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FLOOD RISK ASSESMENT

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

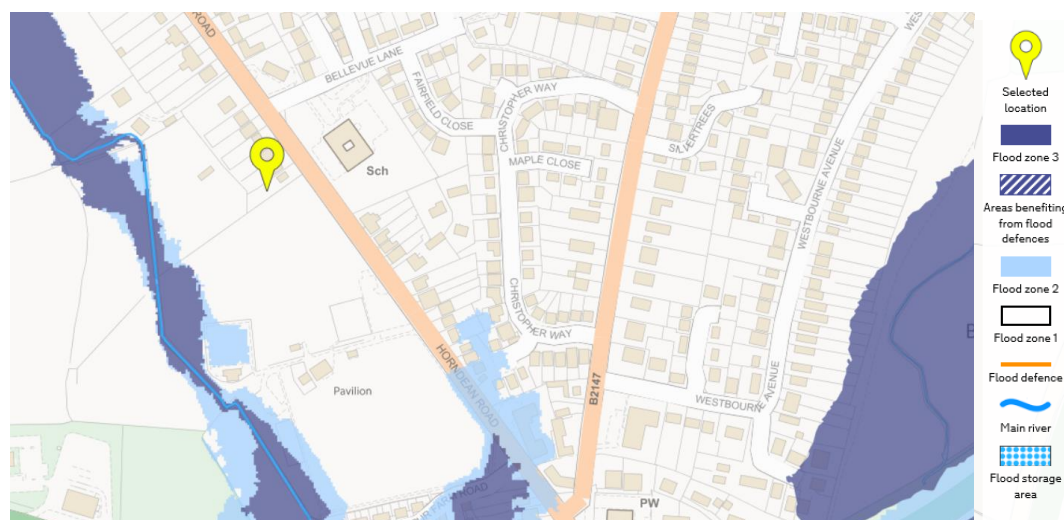


Figure 9: Environmental Agency Flood Risk Assessment – Map

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

15 Horndean Road is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'. As a result, our application will not require flood risk assessment.

DESIGN

The proposal is for a two-bedroom chalet bungalow style dwelling, with single detached garage. On the ground floor there is an open plan kitchen – living – dining area, with separate utility, office and bathroom.

Appearance

The proposed house is of high-quality design, it is in keeping with the characteristics of the surrounding properties.

Materials:

Roof – Tiles

Walls – Brick and render

Amount

Proposed ground floor: 73.3m²

Proposed first floor: 41.9²

Proposed total GIA of house: 115.2m²

Proposed garage: 21m²

Scale

The eaves to the front of the dwelling are at first floor level. Accommodation at first floor is housed within the roof space. To the rear, a gable and dormer provide the additional head height to enable the space to be used, due to their location, there is minimal impact to the surroundings and no overlooking to neighbouring properties will be caused.

The previously approved scheme was of a very similar scale. The ground floor has been altered slightly to allow for the small utility room, and the roof has been changes to the rear of the property to make better use of the space at first floor. It is considered that the revisions to the design have minimal impact on the scale of the dwelling, which still forms a chalet bungalow with a similar footprint and has the same ridge height as previously approved.

Use

The proposed use is for a C3 residential dwelling.

ACCESS

Access to the Site

The new dwelling will be accessed via a driveway along the south side of the plot and No 15 which then joins Horndean Road.

It is proposed that drop curbs are incorporated to enable both the existing and proposed dwellings to have easy access from Horndean Road. Please see drawing 19063-01.

Parking

A large single garage will provide covered parking for 1 family vehicle and provide storage for 4 bicycles within.

Additional parking is available on the driveway.

Parking for the existing dwelling is unaffected.

PHOTOGRAPHS



Street view showing existing dwelling and access. It also shows existing drop curb to neighbouring property and into park on the far side of the site.

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