



Supporting Statement



Proposed construction of a two bedroom end of terrace dwelling with cycle and bin storage

Land adjacent to 71 Hooks Farm Way, Havant, PO9 3DY

This statement is produced to support the full planning application to Havant Borough Council.

The Site and Proposal

The site comprises of the side garden of 71 Hooks Farm Way, Havant. The proposal is to construct a new two bedroom end of terrace property attached to the existing dwelling. The proposal would be two storey and align with the existing dwelling in build line. The side would be slightly stepped to provide larger living spaces. It would be brick built and follow existing soffit / ridge levels on the adjacent property.

A pre-application submission was made to the local authority in August where the potential of a new dwelling in this location was explored. It was identified that for the dwelling to complement the street scene it would need to align with the existing building lines, soffit and window levels. The design proposed follows all the existing levels.

Parking and Access

The existing property is served by on street parking which is common in Hook Farm Way. Hazelholt Drive has on street and off street parking with converted front garden spaces. Following from pre-application advice it was noted that adequate on street parking capacity would need to be demonstrated to accommodate the new dwelling in lieu of off street parking requiring a drop kerb. Paul Basham Associates have carried out a comprehensive survey following the requests and discussions with the local authority. They have demonstrated more than enough on street capacity for the proposed dwelling. Their report is submitted separately to this document.

Refuse would be stored on site and collected from the site boundary.

Cycle storage would be provided with secure storage on site.

Drainage

Storm water would be designed to soakaways to the satisfaction of Building Control. Foul water would be connected to the main sewers that already serve the site.

Landscaping

The front garden would have landscaping and a low level boundary treatment constructed. The rear gardens would be laid with grass. A 1.8m closeboard fence to separate the properties gardens would be erected.

Footpaths and any patio areas would be paved.

Sustainability

The dwelling would be designed to exceed current building regulations with improved sustainability credentials. Solar panels have been positioned to the rear plane of the dwelling to maximise sunlight exposure.

There are bus stops on both Barncroft Way and Park Lane which provide services to Portsmouth and Havant.

Materials

Material Location	Material Colour / Brand
Main Brick	To match existing dwelling
Roof Tile	To match existing dwelling
Solar Panels	Black Matt
Front Door	Composite construction
Doors	White uPVC

Windows	White uPVC
Footpaths and Patio	Marshalls Saxon Natural Paving Slabs
Rainwater	Black half Round guttering with round downpipes
Facia and Soffit	White PVCu
Fencing	As per proposed site plan

Amenity

The proposed dwelling has a rear garden length to satisfy design guidance and proportionate to the adjacent dwellings. The proposed dwelling is not overlooked nor overlooks other dwellings. It does not cause any over shadowing.

The property meets the requirements of the Government Space Standards.

CIL and Solent Recreation Mitigation Strategy

The client is aware of the SRMS and CIL contributions expected for the development.

Conclusion

We respectfully ask the planning department to support this application for a new dwelling. It is felt that the design respects the street scene, it is in proportion to the other dwellings and aligns with other developments and extensions in the vicinity.