

DESIGN AND ACCESS STATEMENT

Land behind 55 New Road, Havant PO9 1DD with access via James Road



PROPOSED CGI PERSPECTIVE

This statement has been prepared in support of a full planning application to remove the existing garages from the rear garden of 55 New Road in favour of a single new dwelling.

Context

The existing land is the rear garden of 55 New Road and include two outbuildings within the boundary of the rear garden and a drive hard standing with access to the James Road. It is proposed that the existing rear garden of 55 New Road is subdivision to form a new site and building plot for a single dwelling with access via James Road.

The local area of New Road and James Road contains a variety of residential styles of house construction.

The location, proportion and layout of the site have been considered when making the design proposal. The proposed scheme would not cause any loss of amenity to the neighbouring properties.

Use

The proposed use is residential.

Amount

The proposed new dwelling will provide living space with comfortable proportions. The new dwelling will have a footprint of 56.1m² and provide internal living area on 90m².

Layout

The internal use of the proposed dwelling will provide on the ground floor, an entrance hall, wc, storage, lounge, and a kitchen diner. On the First floor, a landing, three bedrooms, family bathroom, en-suite shower room and built-in storage.

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Scale

The proposed new dwelling will measure 9.8 metres wide, by 6.3 metres deep. Please refer to the proposed drawings. The new dwelling is to be constructed following the removal of two existing detached garages. The proposed scheme will have main ridge height of 6.1 metres from the existing ground level. This is below the nearest ridge level of 6.5 metres. (see proposed detail drawing sheet P004). The proposed scheme will offer an improved appearance to the local setting and minimal impact on the front street scene, and by partially obscured by existing trees, hedging and fencing.

Landscaping

The new garden around the proposed dwelling will use new trees and hedge planting to soften the visual impact of the new dwelling.

Appearance

The proposed new dwelling will be a two storey dwelling using design details and materials seen on the neighbouring (existing) dwellings of New Road. The roof pitch, materials details will be an asymmetrical copy of the traditional dwellings locally.

The external materials will use natural slate roof tiles, red clay brick stock, cast or cast effect guttering and downpipes, timber or timber effect windows colour coded to match fascias and cladding.

Special attention will be given to the finishing details on the brick plinth and use of brick details as well as the fascia boards and trims. The overall look and appearance of the dwelling will be traditional.

Vehicle access and parking

The proposed property offers off road parking for two vehicles and a for cycle storage.

Pedestrian and cycle access

Access to the property is made from the front door on the front elevation. A cycle store will be provided to the rear of the drive.

Disabled access

Access to the property is made from the front main door. Access levels will be considered, together with door opening to provide suitable access.

Conclusion

The proposed scheme represents an appropriate addition to the area and improvement to the existing site, consistent with local housing and planning policy and in keeping with the surrounding area and sustainable living.

It is considered that the proposed new dwelling and off-road parking represent an improved response to the existing site and the local surrounding area, with an enhanced impact on the character and would be in accordance with the relevant policies of Havant Borough Council.