

Design and Access Statement

24 Blackthorn Dr

1. Introduction

1.1. This Design and Access Statement has been written to support the following development:
New 1-bed bungalow in rear garden (resubmission of APP/18/00075)

1.2. 24 Blackthorn Drive is in the Selsmore area of Hayling Island. It is not in a Conservation Area or near any listed buildings. It is not in a flood risk area.

2. Site Context

2.1. 24 Blackthorn Drive is a semi-detached house and a corner property. It has a wide frontage of 15m, compared to most of the rest of the houses which tend to be 6-11m wide. Blackthorn Drive has a T shape, and the site is bounded to the north by an access road for garages and to the east by Blackthorn Drive. The west and south are rear gardens.

2.2. Blackthorn Drive is in the Selsmore area of Hayling Island which includes several caravan parks, holiday homes and marinas. Most of the houses date to the early-mid 20th Century, including the ones on Blackthorn Drive. They are typically 1-2 stories, semi-detached or terraced, with brick walls and tile roofs. The proposal would be seen both in the context of the main dwelling at No.24 and the single storey terrace of Nos.25-28.



3. Planning Statement

3.1. APP/18/00075 was refused because of overdevelopment of the site and the proposed office could be used as a bedroom and the parking would not be sufficient. Previously, the only planning history was a single storey side extension.

3.2. A new one-bedroom detached bungalow was approved (Ref APP/15/01365) in the rear garden of No.35, across the street from No.24. It has the same road layout situation, with Blackthorn Drive running alongside it so access can be taken from the road. In that application, consideration was given to neighbour amenity, especially overlooking and overbearing as well as parking. Parking for No.35 was revised to the front of the property and the new dwelling was set against the boundary between the two houses.

3.3. The current application has been revised by removing the rooms in the first floor and changing the dining room to the only bedroom, so there would be no confusion as to what rooms could be used as bedrooms. There are no windows at the first floor level, so there should be nothing impacting the amenities of the neighbouring properties. The height of the building is similar to the row of houses on the opposite side of the street, and therefore it would better reflect the character of the area.

3.4. The design of the bungalow was made to fit in well with the neighbouring properties through its scale and materials. The new house will be in matching materials to No.24, with red brick walls and a tile roof.

3.5. The garden for the new house would have an area of 46.7m². The remaining garden for No.24 would be 181m². There is a 10m distance between the rear wall of No.24 and the side wall of the new house, which is the depth suggested by the Havant Borough Design Guide. Although the depth of the new garden would be 4.8m, there are no buildings directly adjacent to cause a sense of overbearing, and the area of the garden is appropriate for a one-bedroom house. There is space at the front of the house for two cars to park.

4. Design and Access Statement

Layout

4.1. The house will have a kitchen, lounge, bedroom and bathroom in an L-shape.

Amount

4.2. It is a one-bedroom house with parking for two cars.

Appearance

4.3. The house will have brick and tile to match the existing house, uPVC windows and a garden fence to match the existing fence.

Landscape

4.4. There is a small area of planting to the front of the house to soften its appearance from the street. The parking area will be block paving. A bike store shed is in the rear garden, with access around the side of the house. Refuse and recycling bins would be adjacent to the bike shed.

Access

4.5. The closest bus stop is along Rails Ln, .3mi away. The bus route runs 2-3 times an hour around all of Hayling Island to Havant and the bus and train stations in Havant.

4.6. The house has only one bedroom, and a ramp is proposed to the front door so the house would be appropriate for someone with limited mobility.

5. Conclusion

5.1. The proposed bungalow has been designed to fit in well with its surroundings, especially with regard to the host dwelling and with respect to neighbour amenity. The house would not cause any overlooking, overbearing or loss of privacy, light or outlook to any occupant. It has sufficient parking for a one-bedroom dwelling and is within close proximity to public transport and has a secure bike store for transportation alternatives.

5.2. It is respectfully requested that the proposed new dwelling be approved without delay.