

Design & Access Statement

Erection of a Dwelling House land
Adjacent to

No.17 Somborne Drive,
Havant, Hampshire, PO9 5AN



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Arial Photo —
(Source From Google Maps)

Location

No.17 Somborne Drive, Havant, Hampshire, PO9 5AN

LPA

Havant Borough Council

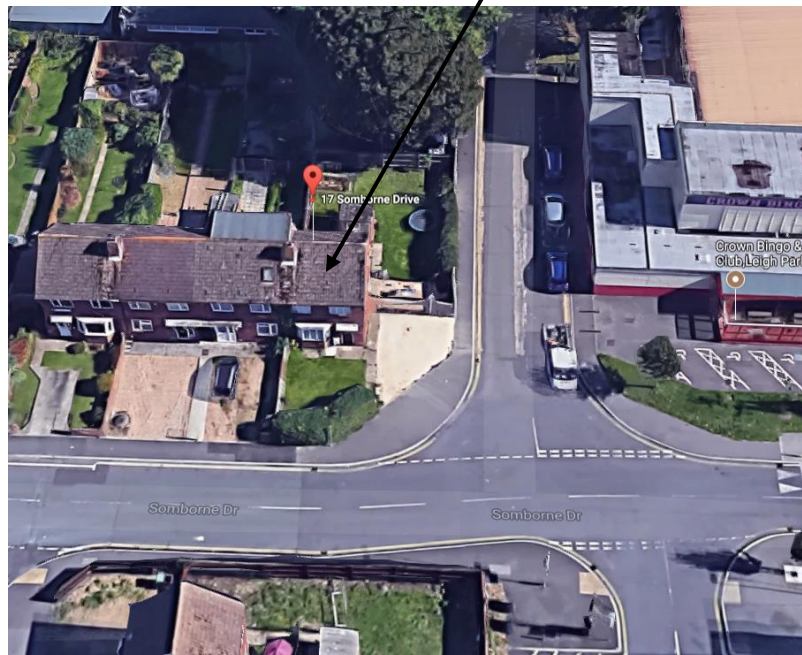
Conservation Area

No



Arial Photo — Bird Eye View
(Source From Google Maps)

Application Site



1.0 Introduction

This Design and Access Statement has been prepared in accordance with the requirements of regulations 4C of the Town and Country Planning General Development Procedure Order 1995, together with the guidance set out in Section 3 of Circular 01/2006 "Guidance on Changes to the Control System".

This statement has been prepared in support of a full Planning Application for the proposed erection of a **1.No two bedroom semi-detached (end of terrace) house with new vehicular access from service road off Somborne Drive.**

The nature of the planning submission is for the reinstatement of previously approved planning application No. APP/12/00604 dated 6 June 2013.

The proposals are fully illustrated on the scale application drawings and are described in this Design Access Statement, which is proportionate to the scheme under consideration.

2.0 Site Analysis

The site is part of the Leigh Park Estate developed predominantly in the 1950s. The development is mostly residential, with two storey houses. The application site is located on the edge of the Leigh Park Centre, and there are a number of schools, local shops and small-scale business uses in the area.

The application site is within a residential area with Someborne Drive running north off Stock Heath Road. No 17 is situated to the North of this road.

No.17 is formed as a two-bedroom end of terrace with east and south facing gardens, with close-boarded perimeter fence. A service road runs off Somborne Drive adjacent to the south boundary accessing Front Lawn Recreation Grounds. Access to the property is via Someborne Drive.

The subject site does not currently benefit for any off-road parking.

3.0 Planning History & Consultations

Planning application for the proposed erection of a **1.No two bedroom semi-detached (end of terrace) house with new vehicular access from service road off Somborne Drive.**

Was approved on the 6 June 2013 under application No. APP/12/00604.

4.0 Planning Policies

Havant Borough Core Strategy 2011.

CS14 Efficient use of resources

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas

DM13 Car and Cycle Parking on Residential Development.

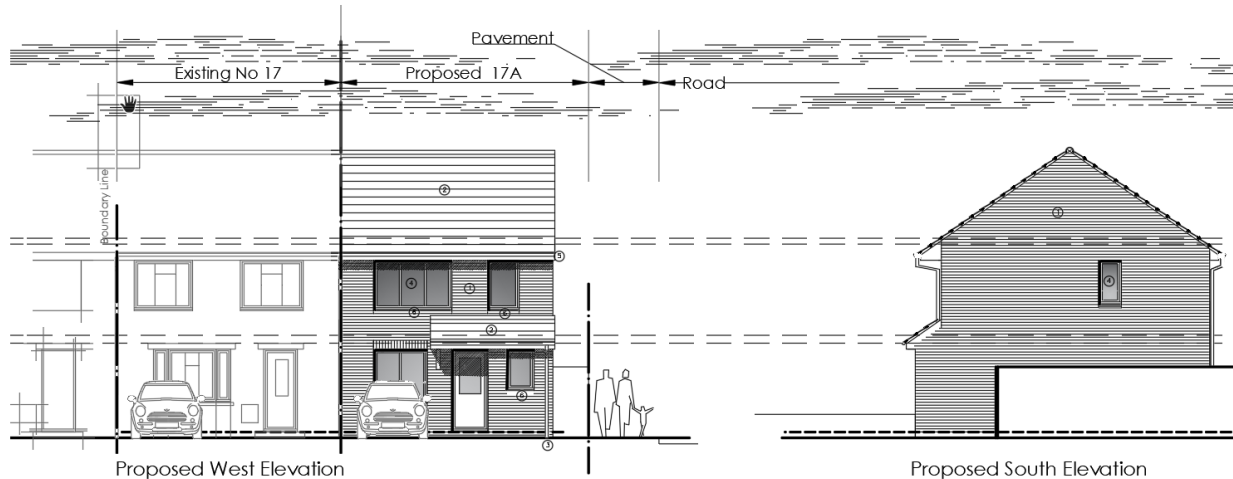
5.0 Flood Risk

We have carried out a search on the environmental agency website which has revealed the property is not at risk from flooding.

6.0 Design, Access & Landscaping

The proposal is to construct a new two story 2 bedroom dwelling with off road parking for 2.no vehicles to the rear. New off-road parking for 2.no vehicles will be provided for the existing property from Somborne Drive. New drop curbs will be provided for both vehicular access with 2m sightlines. The main access to the new dwelling will be from Someborne Drive.

The refuse (2 wheelie bins) and cycle storage are situated to the rear of the garden close to the rear gated access. The proposed driveways will be surfaced with preample tarmac material. New low-level landscaping will be introduced to the front garden area. The rear and side boundaries will be a contiousation of the exisintg close boaded fence. The front deviding boundary will be a low lowlevel fence max 600mm high.



The proposed dwelling has been set back on the front elevation by 300mm to provide a break in the front elevation. The roof eaves and ridge line will however continue at the same level blending in with the existing. The elevations will be finished with red facing brick to match existing, with creasing tiles cills to the front and brick headers to the rear. The ground floor projected element provide interest to the elevation and will be finished with a pitched roof canopy extending over the doorway.

The property will benefit from ground floor open plan kitchen, lounge, dinner and cloak room with access to the rear gardens . Two bedrooms and bathroom on the first floor.

7.0 Areas

Space	Floor Area In (m2)	Feet (m2)
Site area		
Applications Site Area	138.58m2	1491m2
Proposed Floor Area	59.3m2	638m2
Amenity Area	49.3m2	530m2

9.0 Appearance

All of the material have been selected to match the existing property.

10.0 Noise

While there would be negligible increase in the likely daytime noise levels from the

proposed development and there may be occasional vehicle movements at night from the parking area to the rear, such occurrences are unlikely to cause disturbance in neighbours' bedrooms rear windows with windows open or closed. The view is held that there would be no significant loss of amenity derived from noise.

11.0 Ecology

No protected species would be harmed by this proposal. An Ecology checklist has been submitted with this application.

12.0 Crime & Anti-social behaviour

All ground floor windows will be specified with laminated glass and ironmongery to Part Q of the Building Regulations.

13.0 Energy

In compliance with HBCS CS14, this proposal incorporates several environment-friendly features to achieve at least a contemporary equivalent of a Code-level 3 rating for Sustainable Homes.

- Considered openings will animate internal spaces with ample natural daylight, reducing the demand for artificial lighting.
- A high-efficiency condensing boiler would heat the new dwelling.
- Low-energy fittings will be utilised throughout.
- Permeable surfaces will be laid throughout, to allow percolation through external surfaces to subsoil levels and minimise surface-water discharge.
- Locally-sourced materials will be used.
- A 'heavyweight' construction would produce a building with a high thermal mass.

14.0 Site Waste Management

Top-soil 'scraped-off' following the setting-out of the site is to be retained on the site, for reuse in soft landscaping. Where possible block and concrete will be crushed and retained onsite for reuse as hardcore and timber will be salvaged where possible. Inert waste material would be disposed of to a licensed Hampshire County Council site and any other waste will be segregated into skips and removed by licensed collectors.

15.0 Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on a Saturdays, with no working on a Sunday or a Bank Holiday. All materials and plant would be kept within the curtilage of the subject site and retained trees would be protected with fencing during construction of the proposed dwelling.

16.0 Affordable Housing

Since the 'combined gross floor space' of the proposed development would equate to just 59.3m² significantly less than the thresholds, it is anticipated that a contribution towards the provision of affordable housing would not be required in this case.

17.0 Community Infrastructure Levy (Cil)

Community Infrastructure Levy application form has been submitted with this application.

18.0 Conclusion

Taking the above into consideration, it is our opinion development would be deemed appropriate not detract from the existing street-scene; would be in keeping with the character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians, cyclists and vehicular traffic; provides satisfactory cycle and car parking; respects privacy, outlook and sunlight; and the prospect of criminal activity and anti-social behaviour has been taken into account.

Development of this site in the manner proposed would achieve more efficient use of this sustainable urban land without harm to the character or appearance of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.