

Design and Access Statement

New bungalow to land to the rear of 8 Burgess Close, PO11 9QT

Issue 01 Feb2018

1. Introduction

The planning application seeks permission for the construction of a modest two-bedroom bungalow on land to the rear of 8 Burgess Close.

Pre-application advice was sought prior to this planning application, reference **GEN/17/01451**. The proposal submitted for this pre-application enquiry was a chalet bungalow type property. Potential concerns were raised regarding the proposal over visual impact, impact on the existing property at No.8 and the neighbour No.7 Burgess Close.

The revised scheme seeks to address the pre-application comments and represents an improved proposal for the council's consideration.

2. Context

The application site is located at the south-western end of Burgess Close.

The site is an irregular shape with multiple garage, outbuildings and fencing that belie its actual size. The site runs to 700m² in area.

The existing chalet bungalow, No. 8, is situated in the north-west portion of the site next to No. 9 on the streetscene.

The site resides within the settlement boundary, but not within any other designated areas.

According to the Environment Flood Map for Planning, the site resides in flood zone 1.

The site is generally level and clear of any large trees or shrubs.

The boundaries are predominantly enclosed by six-foot fences or masonry garden walls.

3. Design and impact on the character and appearance of the area

Following pre-application comments in regard to the impact of the original proposal on the streetscene and creating a cramped and crowded appearance, a low pitch, single storey design was discussed with the officer in post pre-app correspondence. Officer feedback stated that this would reduce visual impact and on receipt of more detailed plans a full assessment of whether this mitigates concerns over a cramped and crowded streetscene could be assessed.

In order to inform this assessment, may I highlight that the proposal would be situated well back from the road, approximately 25m. This is significantly further than the existing garage and the proposal would be more attractive than the existing outbuildings.

New hedges, strategically placed (as shown on the site plan) at the front of the site will greatly enhance the visual attenuation of the proposal and enhance the character of the area.

In addition, there is an existing outbuilding to the rear of No.10 Burgess Close. It is of a very similar size and scale as the proposal and the same distance from the streetscene. The outbuilding is visible on the streetscene in the gap between No.9 and No.10 (a similar gap as between No.8 and No.7) but does not negatively impact the character of the area or, in my view, create a cramped or overcrowded appearance.

As aforementioned the proposal will be very low pitched (circa 22 degrees to allow slate tile or similar) with a modest eaves height. It would be of a size and scale

associated with a permitted development building if it were not to be considered as a separate dwelling. The materials used would be in keeping with the local context.

4. Impact on the existing property at No.8, neighbouring residents and occupants of the proposed property.

The irregular site, in my view, presents a good opportunity to position and orientate the proposal, driveway and garden spaces.

The sub division of the site allocates No.8 with adequate driveway and parking at the front and reasonable rear amenity space. With the proposed removal of the rear UPVC porch (which is an unwanted addition), No.8's amenity space remains 11.5m reducing to 5m deep. It is just under 11m wide in the order dimension. The Borough Design Guide suggests a building to boundary size of 'normally' 10m so I believe, on balance, we meet this requirement especially as some new housing can have very narrow gardens of around 5m wide.

Set back in the corner of the site, the proposal is situated further away from both No.7 and No.8, then No.8 is away from No.7. Being a bungalow there are only ground floor windows to contend with. The main outlook of the proposal is to the west. This is where the proposed, ample sized garden is positioned and the proposal neither overlooks or is overlooked. This conclusion is supported by the fact No.8 is oblique to the proposal and its first floor rear elevation has only a velux bedroom window and a small obscured glass bathroom dormer window.

The front of the proposal faces north. Clearance from the gable of No.7 is very much in-line with the Borough Design Guide, furthermore the proposal is really facing the gap between No.7 and No.8 rather than the No.7 directly. Strategic planting in the front garden will further screen any interlooking, although I do not think this is necessary and it is there more for the visual attenuation from the road.

The rear, south side of the proposal is close to the south boundary with no interlooking issues. I have stepped and pulled the building a little away from the boundary to create the opportunity to get light into this aspect and create a raised flower bed to allow green glimpses to the rear of the proposal.

In regard to the impact of the proposal's vehicular activity in relation to No.7. The driveway and garage of No.8 are currently on the boundary with No.7. There will be no increase in activity at the boundary as the new access driveway also only services one dwelling. Parking for No.8 will now be further away from the boundary with No.7 on the far side of the new access driveway. Please note although there is currently a garden fence preventing access to an existing garage building in the far eastern corner of the site, there is nothing preventing the applicant from removing the fence and parking cars in that garage via the existing hardstanding.

5. Highways and parking provision

A minimum of parking for two cars has been provided for both the existing and proposed dwellings. This is in-line with the local parking standards. Each space measures a minimum of 2.4m x 4.8m. An area for turning to allow cars to leave the site in forward gear has been provided for the new dwelling.

6. Ecology

The applicant agrees to contribute at the appropriate rate to the Interim Solent Recreation Mitigation Partnership (SRMP) scheme to mitigate effects of recreational disturbance on the SPA.

7. Community Infrastructure Levy (CIL)

Subject to the level being established and any exemptions applied, the applicant agrees to the requirement for payment of CIL contributions.