

Outline planning application for 8, Downham Close, Waterloooville

July 2017

Design Statement

This statement supports an outline planning application made for this site.

Planning History: The site in Downham Close was previously occupied by a two storey chalet style dwelling which was demolished in February 2012 due to structural and settlement problems and the site has remained vacant since.

Following discussions with the planning department in May 2017 we have been advised that a replacement single dwelling is likely to be considered acceptable in principle.

Design Proposals : This application is supported by drawing no: 7793/ DC1 which shows a 3 bed detached dwelling on the site. We are proposing that a final design solution and elevations will be submitted as a condition of reserved matters if an outline application is approved. The proposed two storey dwelling reflects the scale and massing of adjacent properties in Downham Close. Windows would generally face east and west to avoid direct overlooking of adjacent properties. The integral garage is positioned on the north side of the dwelling to allow access from the turning head at the end of the close. Whilst we are proposing a bedroom over the garage we would envisage that the roof line would be lower so that the bedroom is set within the roof with dormer or velux windows. This would respect the predominantly single storey dwelling adjacent.

Parking Standards : In accordance with Havant Borough Council parking standards we are providing an integral garage with an access drive providing two parking spaces.

Arboricultural Impact Assessment : The site is largely overgrown with brambles. There is a substantial oak tree on the eastern boundary which is shown on our supporting drawing with indicative root protection zone. The tree has been pollarded in recent years by neighbours. We do not believe the proposed new dwelling will have an adverse effect upon the tree provided major building works are kept clear of the root zone. We propose that during construction the tree will be protected by fencing in accordance with BS5837: 2012.

Impact on Water Resources : The site is located within a source protection zone 2. It is proposed that foul drainage is to be connected to the existing adopted foul system serving Downham Close. A separate adopted surface water drain also serves the area and this will be used to discharge surface water from the property based on supporting plan (dated 31/07/2017) from Southern Water showing adopted surface water sewers adjacent to the site.

Access remains via Downham Close, using existing/previous driveway.