

**DESIGN AND ACCESS STATEMENT, TOGETHER WITH LOCAL AND
NATIONAL REQUIREMENTS**

FOR

OUTLINE APPLICATION FOR PROPOSED SINGLE STOREY DWELLING

AT

**22 FAIRLEA ROAD, EMSWORTH.
PO10 7SX**



**Looking down Fairlea Road with the proposal site to the right-hand side of
the photograph**

THE SITE:

The site is a very large garden plot to the side and to the rear of 22 Fairlea Road, Emsworth.

The site is at the end of a cul-de-sac and sited in the corner of the 'hammer head' at the end of this residential development.

Fairlea Road is a very quiet residential road, of mainly single storey and chalet style dwellings, and is sited within the developed area of Emsworth.

The site is level and has a level access.

There are many mature trees around the site boundaries.

Planning Permission was granted in 2010 (07/72520/001) for No. 28 Fairlea Road (the opposite corner to the application site), to demolish an existing dwelling and to replace it with 2 no. dwellings, one single storey dwelling and one chalet style dwelling. No. 28 is a corner plot, as is the application site, and both plots are of similar size.

This application proposes to retain the existing dwelling and to build another property within the garden area.

AMOUNT:

The proposed site is an extremely large garden site, that would be quite daunting in its up keep, for most homeowners.

The proposed single storey dwelling would still leave more than adequate amenity space and parking/manoeuvring space for the existing and proposed property.



The Garden

SCALE:

The proposed property has been orientated to avoid any potential overlooking and will not affect the privacy currently enjoyed by the other properties within the vicinity of the proposed dwelling.

The proposed single storey dwelling makes good use of this currently underutilised garden site.

The proposed dwelling is a single storey dwelling and will be designed to fit in with the existing properties and to match the adjacent properties.

There will be no un-neighbourly impact on the existing properties within Fairlea Road, and the surrounding area, with this proposal.

DESIGN AND APPEARANCE:

The proposed dwelling will be designed to match the existing properties and the material details would be subject to approval of a detailed application.

LANDSCAPING:

There are no trees or hedgerows to be removed with this application, all of the existing trees and features within the site will be retained and enhanced by new boundary fencing, hard landscaping, new turf and some additional planting.

ACCESS:

There is very low traffic flow to the site, creating a safe access to the site. Off street parking is proposed within the development site, which shall also include vehicle turning within the site to allow vehicles to enter and leave in a forward gear.

Convenient refuse storage and bicycle storage provision will also be included within the site.

TRANSPORT:

The site is within 0.7 miles (1.2 km) of Emsworth Town Centre and also Emsworth Railway station, and the same distance to Westbourne, all routes are along level and wide pavements.

Emsworth Town Centre provides a comprehensive range of shops and facilities, facilities which include doctors, dentists, schools, churches, community centres, pubs and restaurants.

Westbourne village centre also provides a comprehensive range of shops and facilities, facilities which include a doctor's surgery, Westbourne village school, a village Church, pubs and restaurants.

There is a nursery school in New Brighton Road which is within a 5-minute walk of the development site.

Saint James Primary school and a large recreational ground, both in Horndean Road, are 0.4 miles (0.7km) away, both are within easy walking distance of the development site, as is Westbourne village school.

Emsworth Railway station is a main line railway station and provides rail links to London, Portsmouth, Southampton and Brighton.

Emsworth and District Bus service runs a regular service from New Brighton Road to Emsworth Primary school, Warblington School in Southleigh Road, Havant, Havant Bus station, Havant College, Southdowns College, Havant Health Centre, Rowlands Castle and Horndean School.

Access from the proposed site is good and it is a level walk and cycle ride to all local amenities and facilities.

Emsworth is situated within Chichester harbour and there are some lovely, accessible, walks around the harbour and its two millponds, Emsworth is also popular with those who enjoy dingy sailing activities, there is a nearby cricket club in Southleigh Road.

PLANNING POLICY:

POLICY CS9 – HOUSING

Although this proposed development only seeks to create one new dwelling it is considered that it is one more dwelling to meet the current housing needs and should be seen as a 'windfall site'.

POLICY CS15 – FLOOD ZONE AND EROSION RISK;

The site lies outside of any Flood Zone and is categorised as 'green, negligible'. The site is not within risk of tidal or river flooding

POLICY CS16 – HIGH QUALITY DESIGN

The proposed dwelling will be designed and built to a high standard and will create a place where someone wants to live, work and relax.

POLICY CS17 – DEVELOPMENT WITHIN URBAN/PREVIOUSLY DEVELOPED AREAS;
The site lies within a strongly residential area and is within Emsworth's development boundaries.

POLICY DM13 – PARKING STANDARDS
The proposal meets all local parking standards.

NPPF – SUSTAINABLE DEVELOPMENT AND GOOD DESIGN
The site does not currently make good use of urban land, the proposal will create an additional dwelling within a developed area, of good design and with good public transport links, and create a dwelling that will have safe and easy access to all local facilities.

CONCLUSION:
This application makes good use of a very accessible site which is currently underutilised.

The proposed site is within easy walking distance of a main line railway station, schools, shops, doctor's dentists and leisure facilities and is well served by a regular bus service giving access to local senior schools, colleges and larger Town Centre facilities in nearby Havant, so the site is well provided for by means other than the private car.

The proposal will provide a single storey dwelling that will fully incorporate disabled access/use.

The proposed dwelling will have no impact on the existing dwellings within the locality.

The proposed dwelling will provide a single storey (bungalow) home within a well served residential area.

BIODIVERSITY AND ECOLOGY ASSESSMENT:

No bat survey is required as the application does not affect an existing building.
All of the existing trees and shrubs on the site are to remain.

The proposed site is an existing domestic garden.

The site is neither in or near to any Conservation Areas or any area that requires Special Protection.

FOUL AND SURFACE WATER:

The site is connected to mains foul water drainage. Surface water also discharges into the foul water mains.

HERITAGE STATEMENT:

Not applicable.

AIR QUALITY:

The Air Quality will not be affected by this proposal.

LAND CONTAMINATION:

The site is not on contaminated land.

LANDSCAPING:

Addressed in the Design and Access Statement.

LIGHTING:

Not applicable.

MARKETING:

Not applicable.

NOISE IMPACT:

Not applicable.

PARKING:

As demonstrated on the site plan.

PLANNING OBLIGATIONS:

CIL form submitted with this application.

SUSTAINABILITY STATEMENT:

The proposed dwelling will meet and exceed all current requirements.

TELECOMMUNICATIONS AND BROADBAND:

The current Broadband speed for PO10 7SX is: 52Mb from BT, 100MB from Virgin Media and 76Mb from TalkTalk and other providers.

TRANSPORT:

As addressed in the Design and Access Statement.

TRAVEL PLAN:

As above

TREE SURVEY:

There are no trees or hedgerows affected by this proposal.

VENTILATION AND EXTRACT:

Not applicable.

AFFORDABLE HOUSING:

This proposal is exempt from affordable housing.

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SITE PHOTOGRAPHS



SIDE ACCESS



2 NEW DWELLINGS - Application 07/72520/001



GROUP OF TREES (TO BE RETAINED)



MATURE TREES SURROUNDING THE SITE