



PLANNING STATEMENT

PROPOSED NEW DWELLING & GARAGE

**7 NORTH CLOSE
HAVANT,
PO9 2TE**

Client

S Bailey & F Askew

Job No. 15012

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1.0 INTRODUCTION

This Planning Statement supports a full application for the construction of a new dwelling & garage on land to rear of 7 North Close, Havant. The application is submitted on behalf of the applicants S Bailey & F Askew. The original approved application was an outline application with all matters reserved (APP/13/00039). A Reserved Matters application was approved in December 2015 (APP/15/011147) together with Discharge of Condition application relating to the outline consent.

The application is very much the same as that of the previously approved. The main change from the original approval is the reduction in width of the new dwelling by 600mm each side, reducing the footprint. There is no change to the garage, access, landscaping, boundary treatment, materials, ecology & trees.

The proposed dwelling is positioned as shown on the submitted site plan and would not affect the daylight of any of the neighbouring properties. The east side elevation is in excess of 30.0m from the rear elevation to 3 South Close and is screened by existing trees

There is no intention to raise the existing ground levels

The garage is a standard double garage size with pitched roof. It is not the intention of the Clients to use an individual dwelling but to be used as an ancillary building to the proposed dwelling.

2.0 SITING

The layout of the dwelling is indicated on drawing 15012-401L and site plan drawing 15012-402J. The proposed dwelling is positioned as shown on the submitted site plan, min 8.0m from the Lymbourne Stream, and would not affect the daylight of any of the neighbouring properties. The east side elevation is in excess of 30.0m from the rear elevation to 3 South Close and is screened by existing trees

3.0 ACCESS

Access to the site is via the existing gravel drive from the end of North Close and over the existing timber bridge across the stream. It is not the intention of the Clients to alter the construction of the existing timber bridge which is supported by steel beams. Fire engine access will not be required under Building Regulations as a sprinkler system will be fitted to the new dwelling.

4.0 MATERIALS

The appearance of the dwelling is as indicated on drawing 15021-401L. The following materials are proposed:-

- Facing brick: Weinerberger Terca Bricks – Amberley Red Multi

- Cladding – LP SmartSide cladding - Yellowstone
- Roof tiles: Redland Rosemary Plain Tiles - Medium Mixed Brindle
- Windows / doors: upvc – Light Oak
- Front drive – Marshalls Driveline 50 – colour brindle
- Gravel area – to match existing drive
- Paving / patio – Global Stone Paving Riven Sandstone – Gold Leaf
- Fascias and soffits – LP SmartSide - Yellow Stone
- Gutters and rwp's - upvc – Black

5.0 LANDSCAPING & BOUNDARY TREATMENT

See Arboricultural Method Statement that shows position, type and spread of existing trees including detailed schedule (on enclosed disk).

Proposed landscaping is as indicated on site plan drawing 15012-402J. The front and rear gardens will be laid mainly to grass. Laurel hedge planting has been installed along the north garden boundary.

Maintenance of landscaped areas will be as indicated on site plan drawing 15012-402J.

Proposed boundary treatment to be as indicated on site plan drawing 15012-402J.

6.0 DRAINAGE

The foul and storm drainage layout will be as indicated on the attached site plan drawing 15012-402J. It is proposed to connect the foul drains into the existing 150mm dia foul sewer running across the site (approx. 1.6m deep). The storm drainage will be taken to discharge into the stream.

Southern Water commented back on the previous application and had no objection to the foul drainage connection. An application under a 106 Agreement will be made to SW. We will consult with Building Control & Environment Agency regarding discharge of surface water, although it was advised by both on previous application that we could discharge surface water into the stream. Any pie would be fitted with a non-return valve.

The relationship between trees and drainage will be as indicated on attached drawing 15012-402J. It is proposed to bring services into the site from the Hayling Billy Line footpath

It is not the Clients intention to adjust the existing bank levels to the stream. There is no requirement from Environment Agency to raise the bank levels.

7.0 FLOOR LEVELS

The proposed finished ground floor is approx 300mm above the existing ground level as recommended by the Environment Agency at Outline stage.

Proposed finished floor levels for the dwelling and garage are as indicated on site plan drawing 15012-402J.

8.0 TREES

Tree protection to be in accordance with attached Arboricultural Method Statement (on disk).

9.0 ECOLOGY

Please see attached Ecology Survey (on disk).

10.0 LIGHTING

External lighting to be as indicated on site plan drawing 15012-402J.

11.0 SITE SET UP & PARKING

Please see site set up drawing 15012-102 for location of material storage compound & site parking.