

DESIGN & ACCESS STATEMENT

Your Reference: APP/15/00830

Client: Mr Michael Chewter

Site Address: 55 Gladys Avenue, Cowplain, Waterloooville PO8 8HS

Proposed Development: Outline Application for 1 N^o 2 bed detached bungalow

This statement has been prepared in support of the application for Outline Planning Permission to change the use of the land for the purpose of erecting 1 N^o 2 bed detached bungalow at the rear of 55 Gladys Avenue, Cowplain with access via Passingham Walk.

APPLICATION SITE APPRAISAL: Setting and site analysis

The application site is currently vacant land at the rear of 55 Gladys Avenue.

The application site is accessed from Passingham Walk and allows vehicular access.

DESIGN PROPOSAL:

Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account:

- Similar build to existing bungalow to keep in character
- Sympathetic build to surrounding properties in area
- Subservient to the main bungalow to reduce impact
- Off-road parking for 2 N^o cars

HIGHWAY CONSIDERATIONS:

There are no Highway considerations relevant to this proposal as there is existing access from Passingham Walk.

TREES & HEDGES:

All trees and hedges to the whole of the application site are to be retained as existing. Any landscaping will be to create a garden.

FLOODING:

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

ACCESS:

This application is in a sustainable location as it is sited at the rear of the owners dwelling. Access to the new property will be via Passingham Walk. Off-road parking will be available for 2 N^o vehicles with dropped kerbs provided for access.

CONCLUSION:

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials to keep in line with the existing property.