

70 HULBERT ROAD
BEDHAMPTON
HAVANT
HANTS
PO9 3TG



PRICE 1

PLANNING, DESIGN AND ACCESS STATEMENT

ANY EARLY RECORD, AD737, OF BEDHAMPTON STATES THAT THE MANOR OF BEDHAMPTON WAS GRANTED BY EDBERT, KING OF WESSEX, TO THE CATHEDRAL CHURCH OF WINCHESTER.

IN THE DOMESDAY BOOK OF 1086 IT STATES "HUGO DE PORT HOLDS BETAMETONE FROM THE ABBEY".

THROUGH THE YEARS, THE NAME OF BEDHAMPTON CHANGED MANY TIMES, BETAMETONE, BETHAMETON AND BETHAMETONA.



A FORMER VILLAGE, BUT NOW A SUBURB OF HAVANT, BEDHAMPTON ENJOYS GREEN OPEN SPACES AND HAS EXCELLENT RAIL AND ROAD LINKS.

70 HULBERT ROAD IS A THREE BEDROOM EXTENDED PROPERTY. IT IS PROPOSED TO ERECT A SINGLE STOREY CONSERVATORY TO THE REAR OF THE PROPERTY.

DUE TO THE LOCATION OF THE PROPERTY, THE PROPOSAL WILL NOT BE VISIBLE FROM THE ROAD. THE BUILD WILL NOT IMPACT UPON ANY OF THE AMENITIES OF NEIGHBOURING SITES NOR WILL IT AFFECT THE CURRENT LEVELS OF DAYLIGHT ENJOYED BY NEIGHBOURING PROPERTIES.

SCALE

THE PROPOSAL SIZE IS IN KEEPING WITH THE EXISTING BUILDING.

LANDSCAPING

WHEN THE CONSTRUCTION OF THE PROPOSAL HAS BEEN COMPLETED, THE AREA SURROUNDING WILL BE LANDSCAPED AND MADE GOOD.

APPEARANCE

THE DESIGN HAS BEEN CREATED TO ENABLE THE PROPOSAL TO MATCH THAT OF THE EXISTING PROPERTY. THE DOORS AND WINDOWS OF THE PROPOSAL ARE TO BE CONSTRUCTED FROM WHITE UPVC FRAMED DOUBLE GLAZED UNITS. THE ROOFING MATERIAL WILL BE ACTIVE GLASS WITH A BLUE TINT.

ACCESS

THE EXISTING ACCESS TO THE PROPERTY WILL NOT BE DISRUPTED OR DISTURBED. IT WILL NOT BE NECESSARY TO DISTURB ANY SHRUBS OR BUSHES SURROUNDING THE PROPERTY.

OTHER MATTERS

A TREE SURVEY IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE. THERE ARE NO TREES OVERHANGING THE SITE OF THE DEVELOPMENT.

AN ARBORICULTURAL STATEMENT IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE. THERE ARE NO TREES OVERHANGING THE SITE OF THE DEVELOPMENT.

A FOUL SEWERAGE AND UTILITY ASSESSMENT, A LAND CONTAMINATION STATEMENT AND A UTILITIES STATEMENT ARE NOT ENCLOSED AS THEY ARE THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE.

A HERITAGE ASSET STATEMENT IS NOT ENCLOSED AS THIS PROPOSAL DOES NOT AFFECT SCHEDULED ANCIENT MONUMENTS, AREAS OF ARCHAEOLOGICAL INTEREST, BUILDINGS OF LOCAL, VISUAL OR HISTORIC INTEREST, HISTORIC PARKS AND GARDENS OR HISTORIC BATTLEFIELDS.

FURTHER THE PROPERTY IS NOT A LISTED BUILDING, AND IS NOT IN THE CONFINES OF A CONSERVATION AREA. THE PROPERTY IS NOT LOCATED IN THE NATIONAL PARK.

A BIODIVERSITY REPORT IS NOT ENCLOSED, HOWEVER, THE APPLICANT CONFIRMS THAT THEY HAVE NOT SEEN ANY EVIDENCE OF PROTECTED SPECIES USING THE APPLICATION SITE INCLUDING BAT ROOSTS, BIRDS NESTS OR SIGHTINGS OF SPECIES SUCH AS BATS, BADGERS, DORMICE, OTTERS, SLOW WORMS, ADDERS, GRASS SNAKES, COMMON LIZARDS, SOUTHERN DAMSELFLIES, GREAT CRESTED NEWTS, WATER VOLES AND NESTING BIRDS. IF IN THE FUTURE THEY SHOULD BE MADE AWARE OF ANY SUCH CREATURES THEY CONFIRM THAT THEY WILL ADVISE THE RELEVANT AUTHORITIES AND AGENCIES.

THE PROPERTY DOES HAVE AMPLE PROVISION FOR PARKING AND THIS PROPOSAL DOES NOT REQUIRE ANY FURTHER PROVISION FOR PARKING. THE EXISTING PARKING ARRANGEMENTS WILL NOT BE DISTURBED OR DISRUPTED.

FLOOR LEVEL ELEVATIONS ARE NOT ENCLOSED AS THE PROPOSAL DOES NOT AFFECT THE EXISTING FLOOR LEVELS. THE FLOOR LEVEL OF THE PROPOSED CONSERVATORY IS THE SAME AS THE EXISTING FLOOR LEVEL OF THE EXISTING PROPERTY.

I CONFIRM THAT TO THE BEST OF THE APPLICANTS KNOWLEDGE, THE PROPERTY IS NOT BE SITED WITHIN:-

MAIN RIVER BYE-LAW DISTANCE
FLOOD ZONE 3
FLOOD ZONE 2
FLOOD ZONE 1

HOWEVER, IN ACCORDANCE WITH THE LOCAL AUTHORITY GUIDELINES, TOGETHER WITH THOSE OF THE ENVIRONMENTAL AGENCY, I CONFIRM THAT AS THE PROPOSED DEVELOPMENT IS DEEMED TO BE A DOMESTIC EXTENSION SHOULD THE PROPERTY BE IN A FLOOD RISK AREA:-

* THE FLOOR LEVEL OF THE PROPOSED DEVELOPMENT WILL BE SET NO LOWER THAN THE EXISTING FLOOR LEVEL OF THE PROPERTY.

* THE FOOTINGS WILL BE DUG TO A MINIMUM DEPTH OF ONE METER, A BISON BEAMED BASE WILL THEN BE CONSTRUCTED AND THE INTERNAL PART OF THE EXTERNAL CAVITY WALL WITH BE TANKED WITH A WATERPROOF SEAL.

THE AGENT TAKES NO RESPONSIBILITY FOR ANY INCORRECT INFORMATION SUPPLIED BY THE APPLICANT. IT IS UNDERSTOOD THAT ALL INFORMATION SUPPLIED IS CORRECT TO THE BEST OF THE APPLICANT'S KNOWLEDGE. FURTHER IT IS NOT THE AGENTS RESPONSIBILITY TO ACT ON BEHALF OF THE APPLICANT SHOULD THE PARTY WALL ACT BE RELEVANT IN THIS INSTANCE. THE APPLICANTS SHOULD SATISFY THEMSELVES SHOULD THE ACT BE RELEVANT BY TAKING LEGAL ADVICE.

SIGNED ON BEHALF OF, AND UPON INFORMATION RECEIVED, FROM THE APPLICANT.


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JASON GREEN

14TH FEBRUARY 2013