DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT SITE AT
50 LONDON ROAD, COWPLAIN, WATERLOOVILLE
HAMPSHIRE PO8 8EN

FOR

OUTLINE PLANNING PERMISSION

TO

CONSTRUCT A DETACHED BUNGLAOW AND GARAGE

FOR

FOR MR S.THISTLETON.

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30 SEP 2010
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CONTEXT

1.1 ASSESSMENT

Physical, Social and Economic

Renewed planning permission in outline is sought for the construction of a detached bungalow and garage on land at the rear of 50, London Road, Cowplain, Waterlooville.

The application site fronts onto the A3 London Road, which has a variable carriageway width – but which is approximately 8.5 M, with a 2 M wide footway and a grass margin of approximately 5 M adjacent to the site. A road improvement scheme is planned for a section of London Road adjoining the existing property of No. 50 and adjoining neighbourhood properties on either side.. The scheme involves the provision of bus lay-bys but the existing accesses to property will not be affected.

The area is substantially developed along this main road, mainly with residencies but also mixed randomly with commercial property. Dwellings vary in size and type but are mainly detached and semi-detached houses, established and some more recently developed. Garden lengths vary but many of the older detached houses, such as the application site, have particularly long gardens.

The total plot size is 97M x 21M and the proposed bungalow site is 39.6M x 20.4M.

No. 50 London Road is a large two storey detached dwelling, set well back from the adjoining road and which was built on rising ground. The front boundary consists of dense planting of mature trees of mixed type, behind which is a landscaped front garden. The rear garden is virtually on two levels, the first on gently rising ground is landscaped. The second level, the application site, tends to be a flat grassed area which many years ago was a tennis court. All boundaries are well screened by mature evergreen planting.

1.2 INVOLVING THE COMMUNITY

Additional Housing

Due to demand, there are pressures to increase housing in the Borough. Containment within existing areas of housing has a number of advantages. These areas provide established housing and amenities. No additional infrastructure is required and landscaping is established. Density can be increased without any overall detriment to the area and little impact on neighbouring properties.

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1.3 EVALUATING THE INFORMATION

Opportunities and Constraints

The principal opportunity is an area of garden, which is no longer used or required for domestic purposes. The application site is level, suitable and appropriate for development for one single storey dwelling of an approximately scale.

Design and Access

The site is virtually flat with easy vehicular and pedestrian access. The development will meet the requirement for access without compromise. The proposed bungalow is intended to be of traditional construction with external finishes to tone with adjacent existing houses.

2.0 DESIGN PRINCIPLES

2.1 LAYOUT

The orientation of the proposed development is north – south with adequate amenity space. The bungalow will have two parking spaces and access to London Road. The existing garage to No. 50 will be demolished and re-located at the top end of the first section of rear garden, as shown on the plan submitted with the application.

2.2 SCALE

The proposed bungalow will be appropriate in scale in relation to its overall plot size.

2.3 LANDSCAPING

The existing boundaries of mature evergreen planting and a number of other trees of native species will provide privacy for both the existing property and the proposed bungalow with substantial screening between the adjoining gardens.

2.4 APPEARANCE

The objective is to construct a new dwelling which is appropriate for the site and which has a simple connection to an existing highway.

3.0 IDENTIFING THE ACCESS PRINCIPLES

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3.1 PROPOSED ACCESS

The application site is level and provides easy access to the adjoining road. Provision will be made for two parking spaces and vehicular turning area within the newly defined curtilage of the proposed bungalow.

4.0 CREATING THE DESIGN SOLUTION

4.1 DETATCHED BUNGLAOW

The bungalow has been adopted as appropriate in terms of heightened scale for a small development on the plot.

5.0 CREATING THE ACCESS SOLUTION

5.1 ACCESS FOR ALL

Vehicular and pedestrian access is direct and the proposed bungalow will meet current requirements for access and facilities.

6.0 CONCLUSION

6.1 SUMMARY

Apart from keeping the grass cut, the application site for the bungalow is no longer used as a domestic garden, The site provides the opportunity to provide a bungalow on a good level site, with adequate amenity space, enclosed with mature evergreen trees. The bungalow will be modern but will be constructed using tradition materials and building methods. The form of development proposed fully respects the amenities of neighbouring residents.

In the context of planning policy, the proposal is consistent with relevant Central Government Advice, The Hampshire County Structure Plan and the extant District Wide Local Plan for Havant Borough Council. Also of important material relevance, the application site is within a wholly sustainable location. There are no material changes to the development proposal or site circumstances from that previously approved by Council.

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