

Design/Access & Heritage statement

121a Cherry Tree Avenue, Cowplain, Waterlooville, PO8 8AX

Rev B – 26.08.2022

Proposal:

To split existing 5 bedroom dwelling to:

- 1. 2 Bed end of terrace (121 Cherry Tree Avenue)**
- 2. 3 Bed Mid terrace (121 Cherry Tree Avenue)**

Introduction This Statement supports the full planning application for the aforementioned development. In accordance with the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2015', this statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socioeconomic contexts.

1. Description of site

Cherry Tree Avenue in Waterlooville is in the South East region of England. The postcode is within the Cowplain ward/electoral division, which is in the constituency of Meon Valley, within Havant Borough Council's administrative area and close to a wide range of local services.

The nearest railway station is Rowlands Castle, approximately 2.2 miles away.

The nearest is Padnell Junior School, approximately 410 yards away

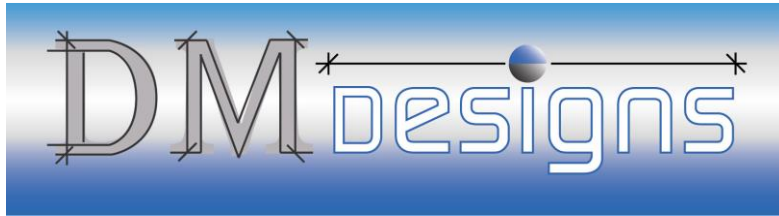
The nearest is The Cowplain School, approximately 0.8 miles away.

The nearest is Vine Medical Group - Westbrook Site, approximately 670 yards away.

Th The nearest is Spire Portsmouth Hospital, approximately 2.9 miles away nearest is Park Lane Dental Clinic, approximately 590 yards away.

The current plot consists of a private dwelling (121 Cherry Tree Avenue, PO8 8AX) with access to the right hand side with the proposal of splitting the existing garden into two parts to allow for a new build (121a). Emergency access to all parts of the proposed dwelling can be achieved via the rear access road off the public highway.

Proposed emergency access no further than 45mtrs to the furthest point in the proposed dwelling.



Services

The current property at 121 Cherry Tree Avenue, PO8 8AX is connected to mains electricity, mains water and drainage. There is also a gas supply to the site. The proposed will be similar but with a separate provision for each.

2. Please provide details of how access issues will be addressed

Rear access currently enables 1No. car to be parked within the site as shown within the block plan Ref: (Weston/BLP). The erection of a further end of terrace dwelling would reiterate and reinforce the character of the locality and not compromise any key sustainable development principles of national planning policy.

It is not anticipated to give rise to any safety or capacity impacts that could be considered severe...visibility at the vehicular access is in accordance with DMRB guidance and therefore is suitable for the proposed development. The 'Allocated parking manoeuvres to/from each space has been assessed and is deemed acceptable'.

Access to the proposed development is via the public highway and footpath to the front and a purpose built access road to the rear.

3. Please provide details of the layout of proposed development

Please refer to plan drawings: WESTON_01A

4. Please provide details of the scale/appearance of the proposed development

Please refer to plan drawings: WESTON _01A

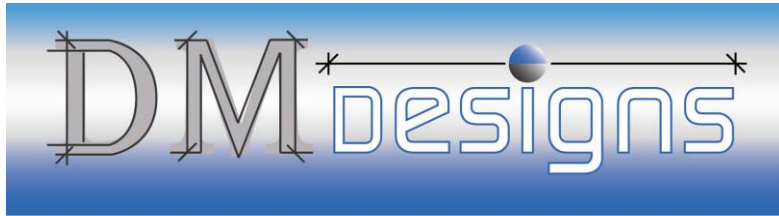
The proposed build will be of similar appearance to 121 Cherry Tree Avenue.

5. Please provide details of the landscaping in the proposed development

Landscaping around the proposed development will be a mixture of hardstanding for parking and grass lawned area. The 1.83mtr closeboard perimeter fencing will have shrubs planted with maximum height growth of 1.8mts, thus not allowing over growth. Front fence to be a picket style fence to create an open appearance as current with existing dwellings located within the vicinity.

6. Please provide details of how Heritage Assets issues have been addressed

The property is situated in the Councils SPD area. Its character is entirely residential. The overall appearance is that of uniformity to all elevations and will be aesthetically pleasing.



Impact

The construction of the new proposed dwelling will have no significant impact on the appearance of the nearby properties. The proposed dwelling has been designed with similar materials to surrounding dwellings. It is considered to have little impact on the character of the existing property (121) and neighbouring properties. Its traditional shape/design will be consistent with the shape of the plot.