

Design and Access Statement

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Plot 1 The Grove, Billett Avenue, Waterloville



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1 Aerial Photograph



1.0 This planning statement is in support of the design for an alternative to the approved dwelling at Plt 1 The Grove.

1.1 The site was first granted planning permission for '4 No. Custom Build Dwellings With Associated Parking And Access From Billett Avenue' under a Full application - reference number P/18/00109.

1.2 The application was approved on 26.3.21. Request to discharge condition 6 (8.3.22). Request to discharge conditions 3, 8, 9 and 10 (27.4.22). Request to discharge condition 14 (13/05/2022)

1.3 This statement supports the requested amendments to the approved design for plot 1 to meet the applicants requirements.

2 Introduction

2.1 This statement has been prepared by Solent Design Ltd in support of a planning application for a Self Build dwelling on plot 1

2.2 The submission includes the following:

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- Application form and Ownership Certificate
- Location Plan
- Block Plan
- Proposed Floor Plans
- Proposed Elevations

3 Site Context and History

3.0 The application follows the approval on this plot for a new self build dwelling of similar size and stature to the proposed.

3.1 The site is located at the Eastern end of Billett avenue. The site is for all intents and purposes formed of a Gently sloping (towards the rear boundary) plot bounded on all sides by existing and proposed residential development.

3.2 The proposal accords with the intentions of the approved dwelling in terms of Position stature and materials.



4 Proposal

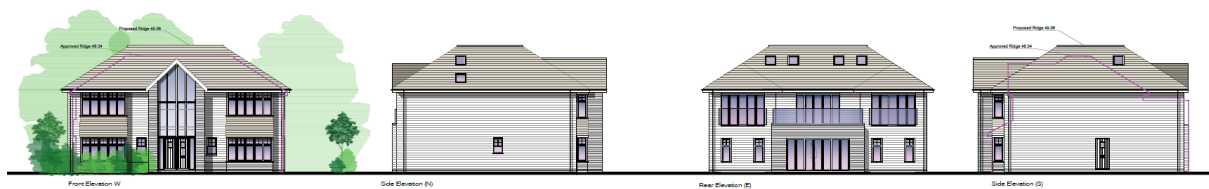
- 4.1 The application Seeks a small increase in footprint less than 1m in width and squaring up of the front and rear insets with the addition of an entrance feature (full height) and the utilisation of the loft space.
- 4.2 The approved use of the site is residential., the proposals do not change the approved residential use of the site.
- 4.3 The proposal is for a 5 bedroomed dwelling with accommodation arranged over Three floors.
- 4.4. The applicant will be Employing a contractor to complete the works.
- 4.5 The proposal offers A traditional design and layout taking inspiration from adjacent plots
- 4.6 On the ground floor a lounge Bedroom and entrance hall front the road with Kitchen Utility and Family space at the rear, comprising a GIA of 168m²
- 4.7 The Ground floor bedroom operates as an annexe for the applicants Parents.
- 4.8 On the first floor are 4 bedrooms, 2 Studies and a family bathroom The master with an en-suite bathroom all accessed via the galleried landing. This floor would total 162 square metres.
- 4.9 The Roof Space offers a nursery/ playroom and bath/ changing room.
- 4.10 The front elevation (as below). Is proposed as a symmetrical design with 2 full height bays and a glazed central entrance feature offering light to all floors/ levels and enclosed entrance porch at ground level
- 4.11 The rear elevation (see below) also symmetrical offers 3 Julliette balconies (the central balustrade has been extended for visual preference and is not proposed as a walk out balcony)
- 4.12 Parking is available to the front and side of the building in a similar manner to the approved.
- 4.13 Materials are to be similar to the original approval and to match other properties in the road.

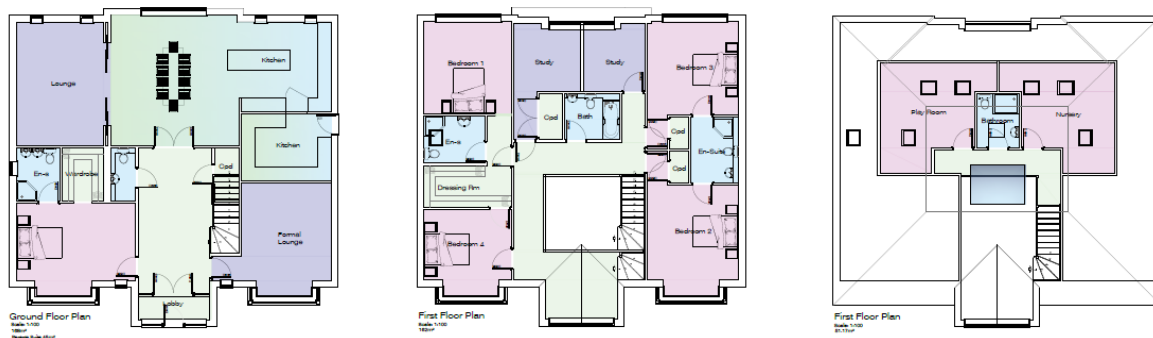
Access

- 4.14 The access to the dwelling would remain as proposed from Billett Avenue.
- 4.15 There area to the front will be of a no dig construction to the extent agreed and approved in the previous application.

Landscaping

- 4.16 The plot will be significantly landscaped with new trees, and additional ornamental planting a separate drawing will be supplied at a future date indicating species, position, numbers and maintenance.





6 Planning Assessment

6.1 Whilst the principle for a dwelling of this stature has been approved on this plot, the application seeks a modest increase to the Footprint and height (bearing in mind that the site constraints would prevent any further extensions in the future the applicant needs to think ahead and deal with these items now.

6.2 Landscape Character, Appearance and Function - The landscape character of the site as a whole is determined by the previous approval, offering a mix of substantial dwellings in matching materials.

6.3 Whilst the proposed alteration to the plot footprint marginally increases the proposed building remains proportionate to its plot size.

6.4 There are no additional pressures on the Trees surrounding the plot

6.5 Respond positively to existing character (landscape, form, spaciousness, materials) - The replacement dwelling retains the traditional proportions of built form to landscaped area on the plot but architecturally it creates a new chapter.

6.6 Located at a similar distance from nearest neighbours and in a similar position as the approved dwelling, the sense of spaciousness on this plot is unaltered.

6.7 Materials proposed are traditional in both colour and texture, and are selected from the approved materials palette (materials approved on the other 3 plots).

6.8 Creates a sense of enclosure and active frontage – The dwelling is located at the very start of the development. The proposed position allows for increased frontage landscape and a defensible boundary.

6.9 Creates a sense of identity and distinctiveness – As above, a distinctive contemporary flavour is proposed within a traditionally shaped envelope of built form. This is attractive and appropriate for the area.

6.10 Provide green infrastructure – Whilst the existing site is bare, additional landscaping will be provided and agreed with the Local Planning Authority.

6.11 Provision of appropriate parking – Sufficient space exists on the site for cars used on a daily basis on the parking area in front of and beside the property and allows for SPD compliant parking numbers and the ability to enter and leave the site in a forward gear.

6.13 No adverse environmental impact – The application site offers the opportunity for an ecologically diverse garden area with continuous hedging and the option to install bird boxes bat boxes bee and Swift bricks. Timber and Masonry products can be sourced locally and a site waste management plan employed to reduce wastage and recycle materials that can be re-used.

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6.14 No adverse impact upon living conditions –, with neighbours located in line with the proposed dwelling, there would be no adverse impact upon living conditions in terms of loss of privacy, or daylight.

7 Conclusion

7.1 The proposals are considered to provide an attractive and high-quality dwelling which proposes traditional proportions and modern facades.

7.2 As a sensitively designed House the new dwelling offers a prestigious modern family home appropriate to its location.

7.3 It is therefore respectfully requested that a positive decision in relation to this planning application is made without delay.

