

DESIGN AND ACCESS STATEMENT

96A STOCKHEATH WAY, HAVANT, PO9 2DT



PROPOSED CGI VIEW

This statement has been prepared in support of a full planning application to provide a new dwelling and off road parking.

Context

The existing site for the proposed new dwelling, sits alongside the side boundary of the property 96 Stockheath Way and is a subdivision of the side garden of number 96. Until recently the garden has been disused and overgrown.

The total area of the site is 157m².

The site is situated on a residential dead end road with no through traffic. The local area of Stockheath Way contains a variety of residential dwellings of similar style.

The location, proportion and layout of the site have been considered when making the design proposal. The proposed scheme would not cause any loss of amenity to the neighbouring properties.

Use

The proposed use is residential.

Amount

The proposed new dwelling will provide living space with comfortable proportions. The new dwelling will have a footprint of 34.5m².

Layout

The internal use of the proposed dwelling will provide: entrance hall and storage, living room, dining room and kitchen on the ground floor. The first floor will provide a bathroom and two bedrooms.

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Scale

The proposed new dwelling will measure 4.9 metres wide, by 7.1 metres long. Please refer to the proposed drawings. The proposed scheme will have main ridge height of 7.4 metres from the existing ground level to match the existing neighbouring dwelling (see proposed street scene, drawing sheet P007). The proposed scheme will offer an improved appearance to the local setting and minimal impact on the front street scene. From the East side elevation the Petersfield Road will be partially obscured by timber fencing.

Landscaping

A new garden to the rear. The front parking area will contain planting to soften the visual impact of the new dwelling.

Appearance

The proposed new dwelling will be a two storey house and use a matching pitched roof to the neighbouring properties. The dwelling has been designed with a traditional feel to match the neighbouring properties of Stockheath Way. Matching materials of clay brick stock and tiled roof to be used. The overall look and appearance of the dwelling will be consistent with property and materials used in the area.

Vehicle access and parking

The proposed property offers off road parking for two vehicles and a location for cycle storage.

Pedestrian and cycle access

Access to the property is made from the front door. Rear access to the side.

Disabled access

Access to the property is made from the front. Access levels will be considered, together with door opening to provide suitable access.

Conclusion

The proposed scheme represents an appropriate addition to the area and an improvement to the existing site. It is consistent with local housing and planning policy and in keeping with the surrounding area and sustainable living (see Energy Statement provided).

It is considered that the proposed new dwelling and off road parking represent an improved response to the existing site and the local surrounding area, with an enhanced impact on the character and would be in accordance with the relevant policies of Havant Borough Council.