

DESIGN AND ACCESS STATEMENT

29A FOREST CLOSE, COWPLAIN, WATERLOOVILLE PO8 8JE



PROPOSED GCI VIEW

This statement has been prepared in support of a full planning application to clear the existing waste ground and demolish an existing detached garage, in favour of a proposed new dwelling.

Context

The existing site is unused waste ground which has been included in a subdivision of the rear garden of 29 Forest Close. The subdivision also includes a detached garage and unused ground to the side, once part of 29 Forest Close. The total area of the site is 175m².

The site is situated along a residential parking access. The local area of Forest Close contains a variety of residential styles of house construction.

The location, proportion and layout of the site have been considered when making the design proposal. There are no proposed first floor windows within head height which could overlook neighbouring properties. The proposed scheme would not cause any loss of amenity to the neighbouring properties and will continue to offer access to the neighbouring garage parking.

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 91m².

Layout

The internal use of the proposed dwelling will provide: entrance hall and storage, open sitting room, dining area and kitchen, bathroom, shower room and two bedrooms. Bedroom two could also serve as a home office.

Cont...

Scale

The proposed new dwelling will measure 9 metres wide, by 10.1 metres deep. Please refer to the proposed drawings. The new dwelling is to be constructed following the removal of the existing detached garage. The proposed scheme will have main ridge height of 5.9 metres from the existing ground level (see proposed detail drawing sheet P010). The proposed scheme will offer an improved appearance to the local setting and minimal impact on the front street scene, and by partially obscured by existing trees and fencing.

The original site structure measures 5.5 metres wide by 5.5 metres deep and has not had any previous alterations.

Landscaping

The new garden to the rear will use new trees and hedge planting to soften the visual impact of the new dwelling.

Appearance

The proposed new dwelling will be a one and half storey dwelling and use a low cut asymmetrical pitched roof, offering minimal impact on the neighbouring properties. The dwelling has been designed with a modern home feel and will use a good mix of locally sourced materials, incorporating grey clay brick stock, render and grey tiled roof. Consideration has been given to the style of the windows and doors using grey flush casements to match the styles of the dwelling.

Special attention will be given to the finishing details on the brick plinth, roof tiles and windows and doors, as well as the fascia boards and trims. 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 one vehicle and a location for cycle storage.

Pedestrian and cycle access

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

Disabled access

Access to the property is made from the side. 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 improvement to the existing site, 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.