

Design & Access Statement for Land to side of 1 Sparsholt Close, Leigh Park

Existing Site

Introduction



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This is a resubmission following Approval under planning application reference APP/12/00176 (*Construction of 1 No. 2 bed end of terrace house with associated parking and landscaping*).

Currently the site has a semi-detached end of terrace 2 storey house (2 Bedroom), which is located just off Park House Farm Way. To the side of the existing property is a large garden with existing hedgerows. The house has a detached existing garage which has access via a side road to a parking court behind No. 61 - 71 Park House Farm way. The site area is approximately 470m² (0.0470Ha).

The site is surrounded by similar styles of properties with a few that have had two storey side extensions.

The applicant wishes to construct a two storey extension to the side of the existing house to form a new dwelling. This will then create two separate dwellings each with their own parking and garden space.

The Proposed

Using the headings from CABE we will explain more about the development.

Use

The proposed use for this development is a semi detached 2 Storey, 2 bed house. The Proposed dwelling would be for the creation of unit on the open market.

Planning Policy

As indicated in Havant Borough Council Adopted Plan 2011 the site falls within the following Policy CS6 Regeneration of the Borough

Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough; particularly when it is focused in the following places as shown on the Proposals Map:

3. Leigh Park with particular focus on:

- a. Leigh Park Centre, improved car and cycle parking, public realm and a sustainable mix of uses.*
- b. A balanced housing market.*
- c. Supporting healthy lifestyles.*
- d. Community safety.*
- e. Connectivity with the rest of the borough.*
- f. Training and employment opportunities.*

We feel that the proposal will meet 3b. of this policy by providing an additional dwelling house.

Amount.

As explained above this is solely for a single dwelling the development area is 470m² (0.0470Ha). Our development is to use 218 m² (0.0218Ha).

Layout

The proposed house would be located back from the original line to ensure that this development is subservient from the main row of houses. But will be in keeping with the style of houses surround the area.

Scale

The scale of the development has been taken from the surrounding properties but has ensure that the development is subservient from the main run of houses.

Landscaping

The existing site is mostly green grass with a few areas of hard standing. The proposed building will allow for a large area of private garden to the front and rear of the development. The side garden area will be the parking for the proposed new dwelling house.

A landscaping design will be forwarded if planning is granted.

Appearance

The Design principles for this development have come from styles around the surrounding areas. Please refer to the plans indicating our materials for the development.

Access

In connection with Transport links around this area, the nearest train station would be Havant. Local Buses pass the site on a daily basis which then connect you with Havant and the surrounding areas. There is a short walk that connects to the Local Asda Wallmart superstore.

Access to the site will via a new pedestrian access point to the front, with rear garden access behind the parking spaces. There will a level access point into the property with the relevant platform in front of the door.

Once in the dwelling the doors and widths of the corridors will be designed to meet the require Regulations set. On the ground floor we are intending to provide a WC and designed in such a way to accommodate the wheelchair user and to meet the required Regulations.

Parking Provision

There will be 2 No. space for each of the dwellings (2 for the existing and 2 No. for the proposed). The existing house will have parking to the front of the site with the proposed unit on the side.

Flood Risk Assessment

Having looked on the maps on Environment Agency Website it would appear that this site is not located near a flood zone.