

PROPOSED DWELLING ON LAND AT 7 NORTH CLOSE HAVANT

FOR MR G EADES

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This application is to build a single dwelling to the south of Watercress Cottage, 7 North Close Havant.

Watercress Cottage lies at the southern end of North Close in a substantial plot. The proposal is to develop the southern part of the site, and serve it from an existing second access to the site.

The proposal has been the subject of Pre-application discussions with Rachael Hebden of the Planning Department, who advised that the proposal is acceptable in principle, and that any application should be supported by a Tree Report and a Noise Study. Her formal response is dated September 3rd 2012.

THE PROPOSAL

The application is in outline and proposes a single two-storey dwelling sited in the position marked on the Site Plan. This is the northern more open area of the site: the southern part of the site is well-wooded and screens the site from the A27.

The position of the new dwelling will cause no overlooking of neighbouring property, nor will it impact to any degree on the host dwelling.

No details of design are submitted, but it is envisaged that the dwelling would be of two storeys and of traditional design.

ACCESS

Watercress Cottage has two accesses from North Close. The first serves the house and it's garage, and the second has direct access to the garden.

It is proposed that the second access will serve the new dwelling. It leads to an existing track which leads to the application site via a bridge over the stream which runs through the site.

NOISE REPORT

The A27 dual carriageway runs to the south of the site. A report by Sound Planning Ltd is attached which demonstrates that a new dwelling could incorporate measures to mitigate sound pollution and satisfy the requirements of the Environmental Health Department.

TREES

A tree survey and report is attached. This incorporates a survey of all trees on the site, including their condition. It shows that nearly all the trees lie to the south of the area where it is proposed to build the house, and confirms that the development will pose no threat to any tree on the site.