



DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed two storey extension to existing building to create a 2 bedroom dwelling utilising existing vehicular access onto highway (revision to refused scheme ref: APP/14/00035).

At

1 Winchfield Crescent
Bedhampton
Havant
PO9 3SP

For

Mr & Mrs O'Shea

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

16th May 2014

1 LOCATION

The site is located to the northern end of Winchfield Crescent at the junction of Purbrook Way.

The property is a three bedroom semi-detached house on the western end of a terrace of four properties. The house has an internal floor area of 78m², off road parking for two vehicles to the front garden with the plot originally housing a detached single garage to the side which has been demolished.

The existing dwelling benefits from a large plot, size approximately 263m² (0.026 hectare or 0.064 acre).

The site is flat and screened by hedges to Winchfield Crescent with a 2.0m high close boarded fence to the boundary of the terrace of properties to the north off Purbrook Way.

There is car parking available along Winchfield Crescent with no parking restrictions and a car park to the eastern end of the terrace (Nos 1-7) accessed off Rhinefield Close again with no parking restrictions.

2 SITE USE

1 Winchfield Crescent is a domestic property and is currently occupied. The land which is subject of this application has been separated from the existing dwelling and has been registered with land registry. Both 1 Winchfield Crescent and the application site are in the ownership of our client.

3 PLANNING HISTORY

This scheme has been subject to a planning refusal dated 13th March 2014 ref:APP/14/00035. Two reasons for refusal were provided:

- a) 'The proposal would provide insufficient and poor quality amenity space for the occupiers of the new dwelling and would result in a cramped and congested layout to the site to the detriment of the character and appearance of the application site and the character and amenities of the locality....'.
- b) 'The design of the proposals, which features a gabled projection to the rear incorporating a first floor bedroom window is likely to give rise to direct overlooking of adjacent properties in Purbrook Way to the detriment of the privacy and amenities of the occupants of these properties....'.

4 FLOOD RISK

We have conducted a search on the Environment Agency Website and the property is not subject to flooding.

5 THE PROPOSALS

The proposals include the creation of a two bedroom dwelling attached to the existing property to form a terrace of 5 properties. Vehicular access to the northwest of the

site will remain as existing with one off road car parking space created for the new dwelling. The required second car space is available on the public highway.

The new dwelling, when viewed, will appear as an extension to the existing terrace and will mirror these properties. The proposed property will have an internal floor area of 54.45m², plot size 137m².

For comparison, 1 Winchfield Crescent has an internal floor area of 78m², plot size of 112m², 3 Winchfield Crescent occupies a plot size of 120m², 5 Winchfield Crescent occupies a plot of 138m². It is evident the proposed plot is comparable with other plots within the same terrace.

6 THE DESIGN

The concept of the design is to match the existing terrace in all respects. That is concrete interlocking roof tiles, brickwork elevations, white pvc-u windows and doors. This will reflect the rhythm of the elements and finishes of the existing buildings and would not in our opinion be out of character within this locality.

The existing hedge boundary to the public highway will be maintained. It is presently 1.2m high, it is intended that this will be allowed to grow to 1.8m high to give privacy to the amenity area.

Off road parking will be created for 1 vehicle to the northwest utilising the existing off road access/dropped kerb. Bicycle storage will be provided to the north with a short stay hoop adjacent the front entrance.

We are aware there is a 225mm diameter foul public sewer running across the south-western corner of the site. Our client has carried out a drainage survey and the position of the sewer is noted on the drawing. Due to its location we have chamfered the south-western corner of the dwelling so the proposals are not constructed over a public sewer. To compensate for the small chamfer on this important corner we will construct a timber frame to form 90° corner so as to appear as solid construction.

We have discussed these proposals with Southern Water and attach an email dated 07.05.14 from Mr Stuart Ward confirming our agreement to date.

7 ACCESS & CAR PARKING

The existing vehicular access onto Winchfield Crescent to the northwest of the site will remain and one off road parking space will be provided for the new dwelling. The driveway will be concrete pavers. The existing property has off road parking for two vehicles. The second car space will be provided by the availability of ample on-street parking.

Our client has employed Mr Ian Eyres, Traffic and Transportation Consultant, to carry out a traffic survey and report which is enclosed with this application. He concluded that the proposals for an additional dwelling would not adversely impact on matters of highway safety caused by on-street parking.

8 CONCLUSION

In our professional opinion these proposals will create a much needed home within the Borough of Havant in an existing well defined urban area with well established public amenities in very close proximity.

The design would create a terrace of five homes matching the style and appearance of the original dwellings and thus in keeping with the locality and vernacular.

The proposals which are subject of this application have in our professional opinion overcome the reasons for refusal of the previous scheme:

a) **Amenity Space**

This has been significantly increased by the omission of one car parking space and the omission of a rear access proposed for 1 Winchfield Crescent. Rear amenity area for these proposals will be 84.4m² (not including car space). For comparison, rear amenity area for 1 Winchfield Crescent is 44.3m², 3 Winchfield Crescent is 53.6m², 5 Winchfield Crescent is 64.14m².

We have therefore created more amenity space than adjacent properties currently enjoy. We therefore conclude the design does not result in a cramped and congested layout to the site.

b) **Rear Gabled Projection**

This has been removed and the design is similar to the existing terrace ie parallel to the existing dwellings. The rear elevation does include a first floor bedroom window but we conclude it will cause no more direct overlooking of adjacent properties than presently exists.

We understand the proposals do not wholly concur with the local plan regarding car parking provision ie two car parking spaces within site boundary. Our client's traffic consultant, Mr Ian Eyres has concluded that adequate on street car parking is available in the vicinity. This additional dwelling in his opinion would not adversely impact on matters of highway safety caused by on-street parking.

We respectfully request Havant Borough Council to support these proposals.