

2 MIDAS CLOSE
PURBROOK
HANTS
PO7 5XR



TURNER-BROWN 1

PLANNING, DESIGN AND ACCESS STATEMENT

EARLY RECORDS INDICATED THAT A ROMAN ROAD FROM CHICHESTER TO CLAUSENTUM (SOUTHAMPTON) WENT THROUGH WHAT IS TODAY PURBROOK.

IN THE 18TH CENTURY A SETTLEMENT AT PURBROOK WAS MADE. UNTIL THE 19TH CENTURY A GREAT FOREST STRETCHED ACROSS SOUTHEAST HAMPSHIRE. ON THE SOUTHERN FRINGE OF THE FOREST WAS A STREAM CALLED PURBROOK. ITS NAME IS DERIVED FROM PUCAN BROC (SAXON), WHICH MEANS THE BROOK OF THE WATER SPIRIT.

ORIGINALLY LONDON ROAD WAS A TRACK WHICH LED THROUGH THE FOREST FROM HORNDEAN TO PORTSMOUTH. DUE TO INCLEMENT WEATHER, IN WINTER MONTHS, COACHES HAD TO MAKE A DETOUR TO HAVANT. IN 1711 A MUCH BETTER ROAD WAS BUILT FROM LONDON TO PORTSMOUTH WHICH WENT FROM HORNDEAN TO COSHAM.



IN 1869 PURBROOK INDUSTRIAL SCHOOL OPENED IN STAKES ROAD WHERE HOMELESS BOYS WOULD LEARN TRADES SUCH AS SHOEMAKING. IN 1885 ST MICHAEL'S CONVENT WAS BUILT, AND IN THE EARLY 19TH CENTURY A WINDMILL WAS BUILT. ST JOHNS CHURCH WAS ERECTED BETWEEN 1843-1858. ALTHOUGH IT WAS REBUILT IN 1837, PURBROOK PARK HOUSE WAS ORIGINALLY BUILT IN 1770. IN THE 1920S THE HOUSE BECAME A GRAMMAR SCHOOL AND LATER A PRIMARY SCHOOL.

2 MIDAS CLOSE IS A TWO BEDROOM TERRACE PROPERTY. IT IS PROPOSED TO ERECT A SINGLE STOREY CONSERVATORY TO THE REAR OF THE PROPERTY. THE PROPOSAL WILL BE UTILIZED AND ENJOYED BY THE APPLICANTS, AND ACCESS TO THE PROPOSAL WILL BE FROM THE LOUNGE.

DUE TO THE LOCATION OF THE PROPERTY, THE PROPOSAL WILL BE VISIBLE FROM THE COMMON ACCESS PATH AT THE REAR OF THE PROPERTY. THE BUILD WILL NOT IMPACT UPON ANY OF THE AMENITIES OF NEIGHBOURING SITES NOR WILL IT AFFECT THE CURRENT LEVELS OF DAYLIGHT ENJOYED BY NEIGHBOURING PROPERTIES.

SCALE

THE PROPOSAL SIZE IS IN KEEPING WITH THE EXISTING BUILDING.

LANDSCAPING

WHEN THE CONSTRUCTION OF THE PROPOSAL HAS BEEN COMPLETED, THE AREA SURROUNDING WILL BE LANDSCAPED AND MADE GOOD.

APPEARANCE

THE DESIGN HAS BEEN CREATED TO ENABLE THE PROPOSAL TO MATCH THAT OF THE EXISTING PROPERTY. THE DOORS AND WINDOWS OF THE PROPOSAL ARE TO BE CONSTRUCTED FROM WHITE UPVC FRAMED DOUBLE GLAZED UNITS. THE ROOFING MATERIAL WILL BE GLAZED.

ACCESS

THE EXISTING ACCESS TO THE PROPERTY WILL NOT BE DISRUPTED OR DISTURBED. IT WILL NOT BE NECESSARY TO DISTURB ANY SHRUBS OR BUSHES SURROUNDING THE PROPERTY.

OTHER MATTERS

A TREE SURVEY IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE. THERE ARE NO TREES OVERHANGING THE SITE OF THE DEVELOPMENT.

AN ARBORICULTURAL STATEMENT IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE. THERE ARE NO TREES OVERHANGING THE SITE OF THE DEVELOPMENT.

A FOUL SEWERAGE AND UTILITY ASSESSMENT, A LAND CONTAMINATION STATEMENT AND A UTILITIES STATEMENT ARE NOT ENCLOSED AS THEY ARE THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE.

A HERITAGE ASSET STATEMENT IS NOT ENCLOSED AS THIS PROPOSAL DOES NOT AFFECT SCHEDULED ANCIENT MONUMENTS, AREAS OF ARCHAEOLOGICAL INTEREST, BUILDINGS OF LOCAL, VISUAL OR HISTORIC INTEREST, HISTORIC PARKS AND GARDENS OR HISTORIC BATTLEFIELDS.

FURTHER THE PROPERTY IS NOT A LISTED BUILDING, AND IS NOT IN THE CONFINES OF A CONSERVATION AREA. THE PROPERTY IS NOT LOCATED IN THE NATIONAL PARK.

A BIODIVERSITY REPORT IS NOT ENCLOSED, HOWEVER, THE APPLICANT CONFIRMS THAT THEY HAVE NOT SEEN ANY EVIDENCE OF PROTECTED SPECIES USING THE APPLICATION SITE INCLUDING BAT ROOSTS, BIRDS NESTS OR SIGHTINGS OF SPECIES SUCH AS BATS, BADGERS, DORMICE, OTTERS, SLOW WORMS, ADDERS, GRASS SNAKES, COMMON LIZARDS, SOUTHERN DAMSELFLIES, GREAT CRESTED NEWTS, WATER

VOLES AND NESTING BIRDS. IF IN THE FUTURE THEY SHOULD BE MADE AWARE OF ANY SUCH CREATURES THEY CONFIRM THAT THEY WILL ADVISE THE RELEVANT AUTHORITIES AND AGENCIES.

THE PROPERTY DOES HAVE AMPLE PROVISION FOR PARKING AND THIS PROPOSAL DOES NOT REQUIRE ANY FURTHER PROVISION FOR PARKING. THE EXISTING PARKING ARRANGEMENTS WILL NOT BE DISTURBED OR DISRUPTED.

FLOOR LEVEL ELEVATIONS ARE NOT ENCLOSED AS THE PROPOSAL DOES NOT AFFECT THE EXISTING FLOOR LEVELS. THE FLOOR LEVEL OF THE PROPOSED CONSERVATORY IS THE SAME AS THE EXISTING FLOOR LEVEL OF THE EXISTING PROPERTY.

I CONFIRM THAT TO THE BEST OF THE APPLICANTS KNOWLEDGE, THE PROPERTY IS NOT BE SITED WITHIN:-

MAIN RIVER BYE-LAW DISTANCE
FLOOD ZONE 3
FLOOD ZONE 2
FLOOD ZONE 1

HOWEVER, IN ACCORDANCE WITH THE LOCAL AUTHORITY GUIDELINES, TOGETHER WITH THOSE OF THE ENVIRONMENTAL AGENCY, I CONFIRM THAT AS THE PROPOSED DEVELOPMENT IS DEEMED TO BE A DOMESTIC EXTENSION SHOULD THE PROPERTY BE IN A FLOOD RISK AREA:-

* THE FLOOR LEVEL OF THE PROPOSED DEVELOPMENT WILL BE SET NO LOWER THAN THE EXISTING FLOOR LEVEL OF THE PROPERTY.

* THE FOOTINGS WILL BE DUG TO A MINIMUM DEPTH OF ONE METER, A BISON BEAMED BASE WILL THEN BE CONSTRUCTED AND THE INTERNAL PART OF THE EXTERNAL CAVITY WALL WITH BE TANKED WITH A WATERPROOF SEAL.

THE AGENT TAKES NO RESPONSIBILITY FOR ANY INCORRECT INFORMATION SUPPLIED BY THE APPLICANT. IT IS UNDERSTOOD THAT ALL INFORMATION SUPPLIED IS CORRECT TO THE BEST OF THE APPLICANT'S KNOWLEDGE.

FURTHER IT IS NOT THE AGENTS RESPONSIBILITY TO ACT ON BEHALF OF THE APPLICANT SHOULD THE PARTY WALL ACT BE RELEVANT IN THIS INSTANCE. THE APPLICANTS SHOULD SATISFY THEMSELVES SHOULD THE ACT BE RELEVANT BY TAKING LEGAL ADVICE.

SIGNED ON BEHALF OF, AND UPON INFORMATION RECEIVED, FROM THE APPLICANT.


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ANGELA L FORD (MRS)

30TH JANUARY 2013