

Design and Access Statement

in connection with the proposed change of use of land and the erection of a brick boundary wall.

Land adjoining
1 Dibden Close
Leigh Park
HAVANT
Hants
PO9 4BB

For Mr. E. Harris



Photograph 1 - View of piece of land forming the application site.

Date July 2012

Introduction

The application concerns a small triangular area of amenity of land approximately 80m² adjacent to 1 Dibden Close at the junction of Hordle Road. The land belongs to and is currently maintained by Portsmouth City Council. Negotiations have taken place with PCC and subject to contract, extinguishment of the public right of way over the land will be administered by Hampshire County Council. Planning permission is required to be granted by Havant borough Council for the change of use and the erection of a walled enclosure. On completion of the above the transfer of the land may proceed.

The contract with Portsmouth City Council will contain an exclusion to build another dwelling on the land which the applicant fully supports.

The current and proposed use of the land

The land is currently laid to grass and surrounded by a footpath on all three sides. The footpath alongside 1 Dibden Close is seldom used. A semi-mature tree exists which is approximately central to the piece of land.

The applicant wishes to purchase the land for use as an extended garden. His interest in ornithology specifically garden birds, has encouraged him to create a natural garden. The existing boundary between the dwelling and piece of amenity land in question is formed with a large dense hedgerow 5.5m high containing a mixture of trees and shrubs providing a natural haven for wild birds and insects. The final intention is to retain the hedgerow in exactly the same format and to form a small narrow pedestrian access through it from the existing garden.

The applicant requires a walled boundary to a height of 2.2metres to match the existing boundary walling, it will help provide security for the birds from predators. The land will be planted with wild flowers and managed to maintain and enhance biodiversity with appropriate plantings to provide suitable habitat for garden birds, small mammals and insects. It is intended specifically to be managed to provide a safe haven for nesting birds and to augment local ecology.

Amount

As previously mentioned, the area of land is approximately 80m² and the residual area of grass verge and footpath is sufficient to provide good visibility at the road junction of Dibden Close and is considered to have no detrimental impact on road safety.



Photograph 2 - Taken 2m back from the junction of Dibden close looking west along Hordle Road.

Layout

The layout is governed by the shape and size of the land in question, see block plan.

Scale

Proposed wall is required to match the existing and for security as previously explained.



Photograph 3 - Taken from Hordle Road showing the existing boundary wall which is 2.2m high and is required to be extended along the new boundary line.



Photograph 4 - Showing the extent of the piece of land, the tree is to be retained.



Photograph 5 - Showing the application site and the retained tree lined entrance to the close.