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DESIGN & ACCESS STATEMENT

**FOR THE CONSTRUCTION OF
NEW DWELLING ON LAND ADJACENT TO**

**17 SOMBORNE DRIVE
HAVANT, HAMPSHIRE, PO9 5AN**

Client
Mr G Hughes
79 Geoffrey Avenue, Widley, Hampshire, PO7 5BH

Job No. 10022

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NEW DWELLING ON LAND ADJACENT TO**

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Site Address Land adjacent to 17 Somborne Drive

Applicant Mr G Hughes
70 Geoffrey Avenue, Widley, Hampshire, PO7 5BH

Site Analysis

The application site is situated to the east side of Somborne Drive, Havant, adjacent to access road to Front Lawn Recreation Ground and is currently used as a garden to the south of No 17 Somborne Drive.

The site is within a residential area with Somborne Drive running north from Stockheath Road.

The site currently exists as an end of terrace dwelling, No. 17 Somborne Drive, which will remain. The property has pedestrian access from Somborne Drive.

Somborne Drive is a two-way road with most properties having off-road forecourt parking.

The site is relatively level. The boundaries are currently a mix of chain link fencing, closeboard fence and garden hedging.

There are no public rights of way, watercourses or ditches running through the site or other major restrictions.

Planning History

There are no previous Planning Applications related to this property.

Character of the Area

The surrounding development is semi-detached and terraced properties fronting onto Somborne Drive. To the south is the Crown Bingo and Social Club. The Greywell shopping area is opposite. Materials used are traditional with mainly facing brick and concrete roof tiles.

Proposal

The proposal is to construct a new 2-bedroom dwelling with off road parking for 2 no. vehicles to the rear. New off-road parking for 2 no. vehicles will be provided for the existing property from Somborne Drive.

The new dwelling will have a kitchen, dining room, lounge and cloakroom on the ground floor with 2 bedrooms, and bathroom on the first floor. The total floor area proposed is 64.6m².

Access to the site will be via the vehicular access and pedestrian access from Somborne Drive.

The proposed layout sets the new dwelling min. 6.3 m back from the site boundary with Somborne Drive. The rear line of the new dwelling has been sited so as not to project beyond the line of the existing building and positioned 0.9 m from the side boundary allowing side access to this property.

Cycle storage for 2 cycles will be provided in the rear garden. Allowance has been made for the siting of 2 no. wheelie bins.

Rear access to the existing dwelling has been retained with cycle storage for 2 cycles and area for 2 no. wheelie bins.

The building is designed with facing brick to the external walls set under a concrete roof tile, consistent and in keeping with materials used on other dwellings in this area. Materials will naturally be subject to final approval, by condition, by the Local Planning Authority.

Design Principals / Solutions

The proposal is for the construction of a new attached 2-bedroom dwelling with off road parking for 2 no. vehicles, designed to be sympathetic to the existing street scene and adjacent properties. The site forms a natural infill plot at the corner of Somborne Drive.

The proposed new dwelling has been set back into the site without impacting on the street scene, forming a continuation of the terraced housing. The front elevation has been designed to continue the roof line through to a gable end terrace house with matching eaves line. The width of the new dwelling has been designed to match the width of the existing dwelling (No. 17 Somborne Drive).

The proposal respects and compliments the local character in its scale, siting and materials, and ensures efficient use of the land. Safe and convenient access to facilities and public transport is available. The siting of the new dwelling does not adversely affect the amenities of neighbouring properties and provides the opportunity to provide a new 2-bedroom dwelling in accordance with Housing Policy H6.

The roof has been designed to provide continuation of the existing ridge line and eaves and gable ended property to match existing terrace.

The proposal will be constructed to current Building Regulation requirements for thermal insulation and air leakage to ensure an energy efficient building. A water butt will be provided to allow recycling of rainwater.

Similar principals have been adopted to the recently constructed dwellings at 51 and 53 Stockheath Road, where new houses have been added to the side of

existing semi detached properties. Other similar developments locally have been approved at 148 Park House Farm Road, 163 Middle Park Way, 183, Middle Park Way, 8 Winterslow Drive, 27 & 132 Billy Lawn Avenue, 2 & 25 James Road.

Level access will be provided across the hard surfaced footpath leading to the front entrance door, which will have a level access threshold fitted.

There are no environmental constraints on this site to restrict or impede accessibility.

Internally electrical switch plates and controls will be set at accessible heights in strict accordance with Part M of Building Regulations.

First floor windows to bedrooms have been sited to the front and back elevations to avoid direct overlooking to neighbouring property. The bathroom windows will be fitted with obscure glazing.

A new vehicular and pedestrian access will be provided from Somborne Drive to provide access to the drive allowing for parking on site for 2 no. vehicles in total. Driveway area will be surfaced in block paving or tarmac, with domestic scale planting to the remaining front garden area.

Sustainability

The site is located within walking distance of Leigh Park centre and a short bus ride to Havant Centre and therein benefits from the facilities and services that are available. Notably, Havant offers facilities including chemists, banks, supermarket, restaurants, and public houses. The nearest surgery is located at the nearby Health Centre in Havant.

Primary education facilities are within walking distance of the site at Front Lawn Junior School. The secondary schools in the catchment areas are Staunton Park Community School and Park Community School. Havant College provides further education facilities.

Additional facilities at Portsmouth and Chichester are accessible by a regular bus service that runs along the nearby Petersfield Road route. Mainline rail service is available from Havant.

Open Space and Transport Contributions

The applicant is prepared to enter into an agreement for payment towards social and recreational facilities, off-site public open space provision and transportation infrastructure in the local area.



New dwelling at 53 Stockheath Way, Havant



New dwellings at 51 and 53 Stockheath Way, Havant



New dwelling at 132 Billy Lawn Avenue, Havant



New dwelling at 27 Billy Lawn Avenue, Havant



New dwelling at 8 Winterslowe Drive, Havant



New dwelling at 163 Middle Park Way, Havant



New dwelling at 183 Middle Park Way, Havant



New dwelling at 148 Park House Farm Way, Havant



New dwelling at 2 James Road, Havant



New dwelling at 25 James Road, Havant



Extension to 48 Timsbury Crescent, Havant