

## Design & Access Statement

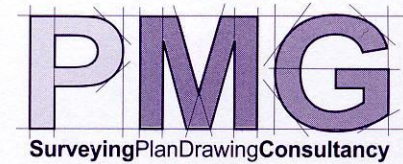
Construction of 1No Two Bed Detached Dwelling & 1No Four Bed Detached Dwelling  
*With associated car parking, landscaping and new access onto Deverell Place*

Land to the Rear of 13-17 Bushy Mead  
Waterlooville  
Hampshire  
PO7 5DY

*For*

Mr P Walder

Dated: July 2012  
Revision: A



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## Introduction

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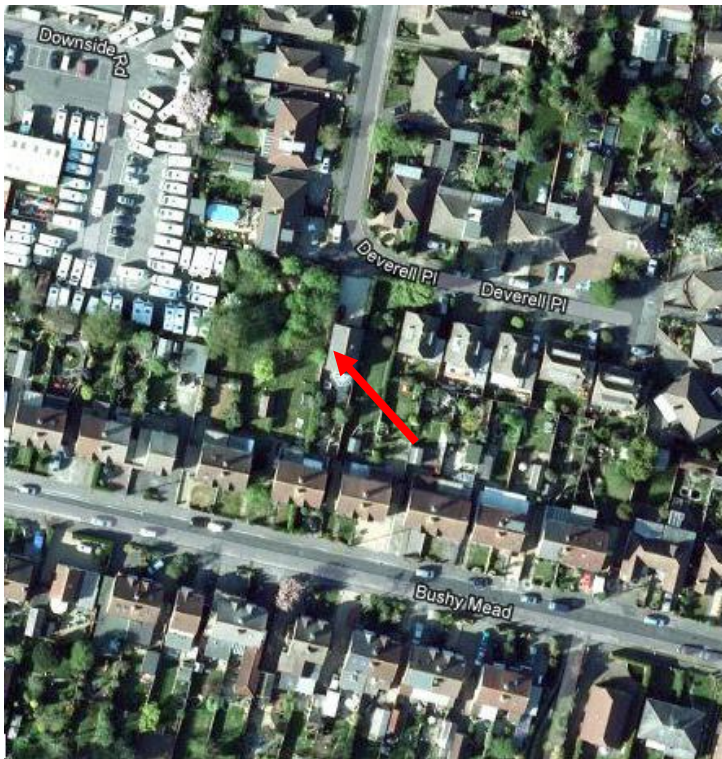
This statement has been prepared in support of a detailed planning application submitted to Havant Borough Council for the construction of a one bedroom detached dwelling and a 4 bedroom detached dwelling, *with associated car parking, landscaping and new access onto Deverell Place.*

This statement, which should be read in conjunction with the proposed plans, aims to demonstrate that the proposals will not affect the visual appearance of the property, the character of the area and is now worse than the scheme previously granted planning permission.

My client, Mr Paul Walder, owns the freehold interest on the site.

## **The Existing Site**

The site in question is located on the northern side of Bushy Mead, Waterlooville, extending from the rear gardens of 13-17 Bushy Mead to abut the public highway of Deverell Place. The site is within a built-up development/settlement policy area, and the surrounding buildings are predominantly residential properties. The surrounding residential properties vary considerably in style, bulk and appearance,



The site, which is grassed and generally level has been used as a rear garden for many years. A small amount of fruit trees exist on the site but these will be removed to allow the construction of the properties. To the northern border of the site and alongside 94 Deverell Place exists a plum tree and a laurel tree – both of these trees are particularly poor specimens of trees and offer little visual qualities.

The east and west border of the site is currently provided with timber fencing – which will remain in place. The northern border of the site is again timber fenced – which will remain, except in the location of the new site access.

To the east of the site is a three bedroom detached dwelling which I understand was constructed in early 2000 using land which originally belonged to a rear garden of a property in Bushy Mead. To the west of the site is a modern housing development carried out by a national house builder. To the north of the site is an existing chalet bungalow within Deverell Place.

## **Planning History**

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Planning permission (APP/11/01178) was granted by Havant Borough Council on 1<sup>st</sup> November 2011 for two identical detached properties. Following the appointment of PMG (Building Design & Consultancy) Ltd to prepare the necessary details for consideration and approval under the Building Regulations it became clear that significant drawing inaccuracies resulted in the fact that it was impossible to construct the approved design for Plot A. The approved elevational details showed notable conflictions between the various roof pitches on each elevation, thus resulting in a roof form and appearance which was un-constructual – as such this original approval could not be implemented.

It had hoped that minor amendments to correct these drawing inaccuracies could be dealt with under a non-material amendment planning application. A non-material amendment application was submitted to the Local Planning Authority on 15<sup>th</sup> May 2012 (registration date of 16<sup>th</sup> May), referenced APP/12/00517, however on 12<sup>th</sup> July 2012 we received verbal notice from the Local Planning Authority that the proposed amendments could not be dealt with as a minor amendment. This planning application is therefore in response to the unacceptable non material amendment planning application.

As this is a resubmitted planning application, within one year of the original planning approval date, we have been advised by Rachael Hebden, Planning Officer, that the application will attract no planning fees or contributions.

### **Constraints**

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The site is not within a conservation area nor is it related to a listed building. The site is also not located within a flood risk area.

### **Pre-Submission Consultations**

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During discussions with Rachael Hebden, Planning Officer, relating to the acceptability of the original non-material amendment application it has been advised that Rachael does not `anticipate there being any problems with the proposals`.

### **The Proposal**

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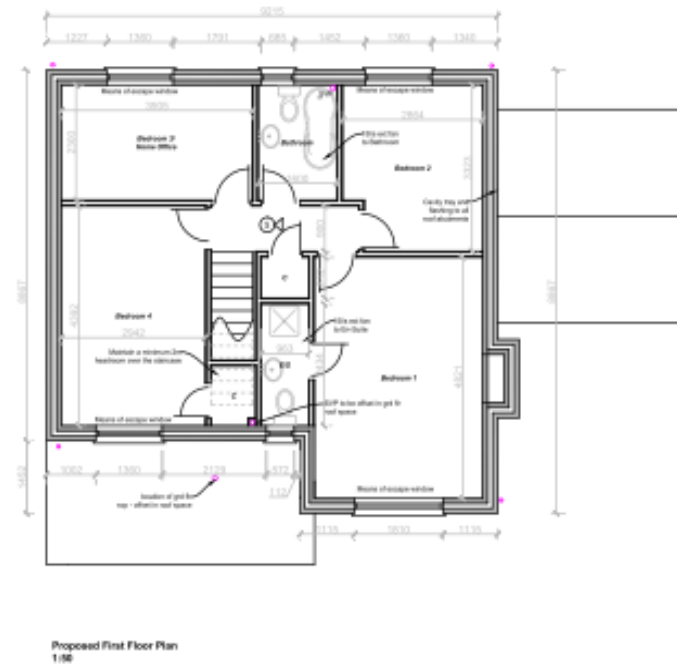
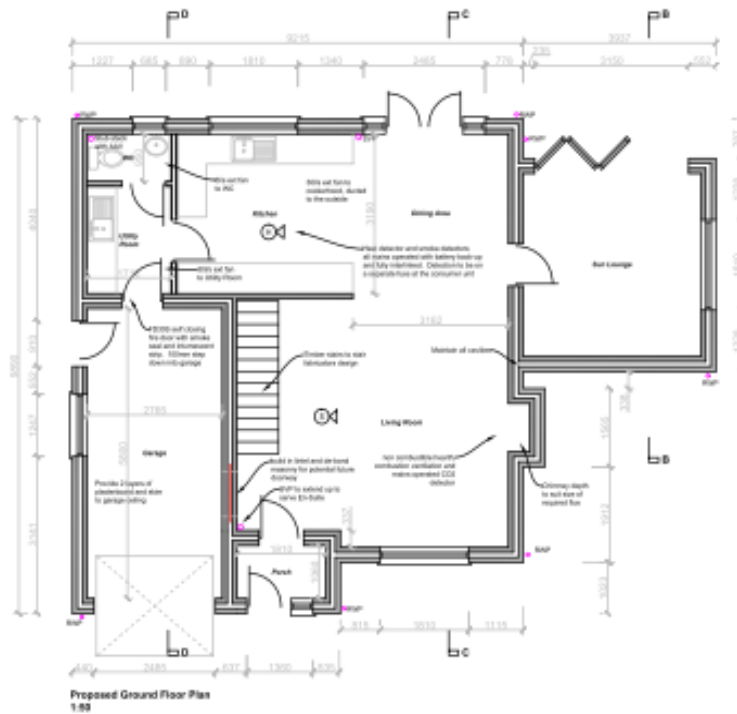
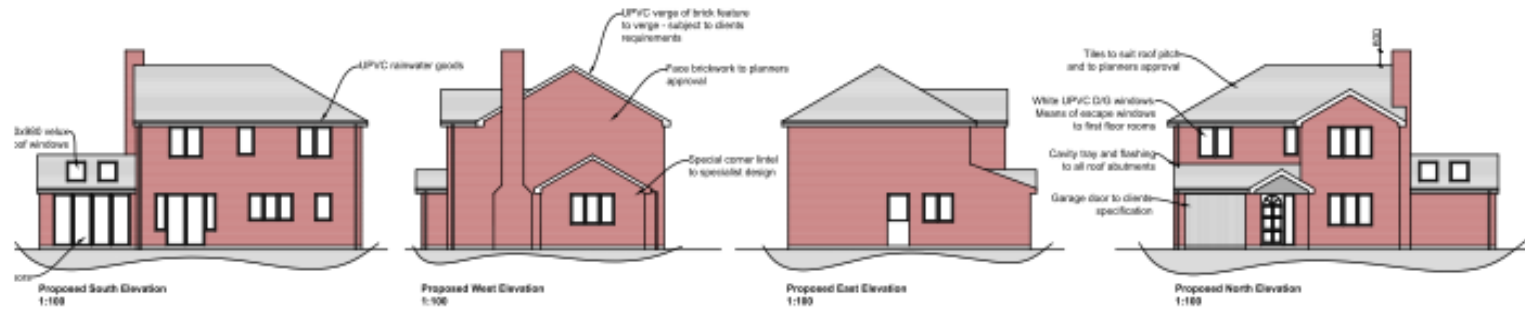
The proposal is to constructed two detached dwellings; Plot A :four bedroom two storey dwelling and Plot B: a two bedroom chalet bungalow.

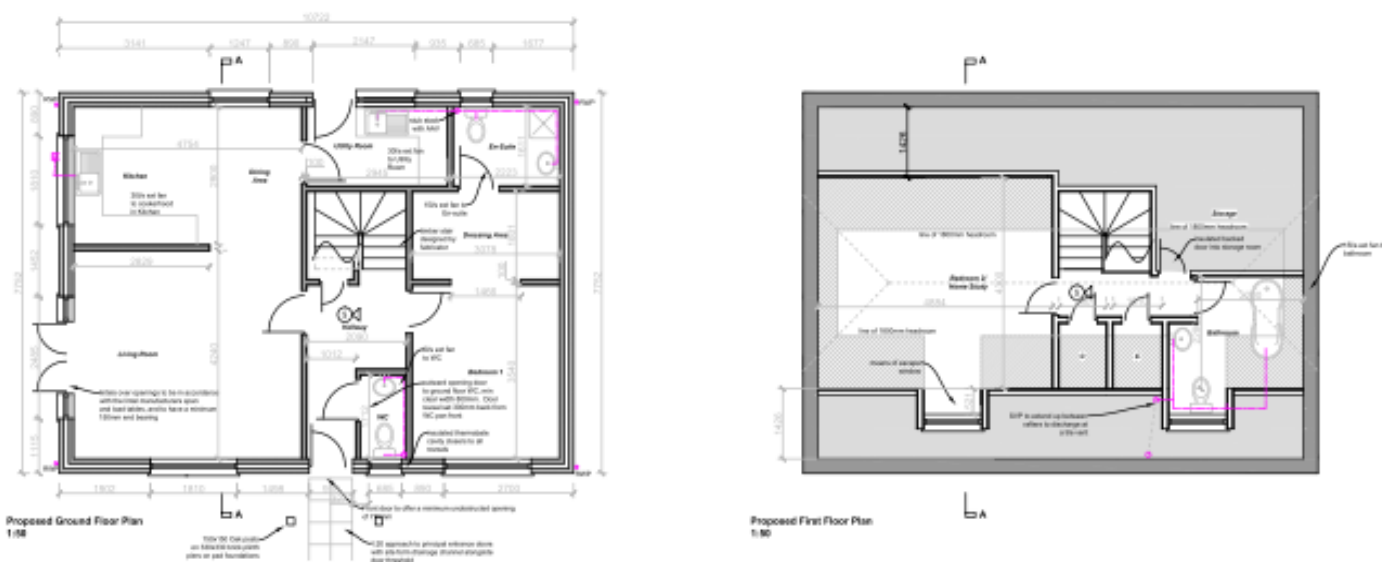
**Design** – The design creates simple but attractive properties which aim to complement the surrounding properties. Plot A seeks to show appreciation to the style, mass and height of the existing neighbouring property – 55 Deverell Place, while Plot B seeks to mirror the architectural style of 94 Deverell Place.

The roof design to Plot A has needed to change due to inaccuracies in the original approval plans. The property now displays a small front gabled roof to the projecting wall, which complements the style and pitch of the main roof to the property. This property maintains the same footprint as the originally designed property, but has received minor alterations to the fenestration and to the porch area.

The footprint of Plot B has been reduced in size from the original design which received planning approval. Originally the property was sized at 11.802m x 7.752m, but the new design now covers a footprint of 10.722m x 7.752m. This proposed design has a matching eaves and ridge height, but the roof form has been changed from a hip end roof to a barn hipped roof. This change will create a more useable first floor, without significantly increasing the bulk or size of the property.

## Plot A





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***Design continued.***

All first floor windows to habitable rooms have been positioned so as not to overlook any neighbouring properties. A velux roof window to the west elevation of Plot B (and sited over the stair enclosure of the dwelling) will be fixed shut and will be obscure glazed.

Site levels for the development area shown on the plans - these levels have already been approved by the Local Planning Authority under the planning application to discharge the original planning conditions.

A site set up plan (including materials storage, contractor car parking and mud on road prevention measures) is shown on the project plans.

Both plots have been designed to achieve a minimum Level 3 on the Code for Sustainable Homes. Therm Energy of Arundel have been appointed as thermal consultants on the project and have prepared design thermal calculations (copies forming part of planning submission). The thermal consultations will provide Post Construction Certificates to demonstrate that a Level 3 has been achieved.

The external facing materials will match those materials (including samples) provided to the Local Planning Authority to discharge the original planning conditions. These include:

External Walls – Terca Renaissance Facing Brick

Roof Tiles – Marley Eternit Ashmore Interlocking Double Plain Tile – Chestnut Colour

Windows & Doors – White UPVC double glazed units

Rainwater Goods – Black UPVC

Paving – Marshals Brindle Paviours, with Grey Edge Driveline Kerbs

**Note Samples of the above have already been provided to the Local Planning Authority**

**Amount/Scale**

The proposals will create two well proportioned dwellings which are of a sized to suitable a range of households. The plot sizes will mirror those of existing properties in the area. The heights of the properties (which match the originally approved properties) is such that the height staggers to reduce the visual impact on the streetscene. These properties are being constructed for the applicant and his family.

### **Layout**

The layout of both properties will suit the needs of a modern family. Plot A will have the living accommodation at ground floor level with the sleeping accommodation at first floor level. Plot B will have one of its bedrooms at first floor and the second at ground floor level – thus creating a suitable provision for elderly and disabled occupants/visitors. The plots have been set a good distance from the relevant boundaries, thus reducing the impact on the neighbouring properties.

### **Accessibility**

The properties will be provided with a 900mm wide level (1:20) approach to the principal entrance door. The principal entrance door will have a level threshold and a minimum clear opening width of 775mm. Internal doors will offer a minimum clear unobstructed width of 750mm. The ground floor of both properties will provide a suitably sized WC, with outward opening door. Switches and sockets with the property will be positioned 450-1200mm above floor level.

The design of the properties will fully satisfy the requirements of Part M of the Building Regulations.

### **Landscaping**

Sizable parking bays and driveways will be created to the front of the property, surfaced with Marshalls Permeable Block Paving – in Brindle Colour with Grey Edge Driveline Kerbs.

450 square buff paving slabs will form the entrance paths, rear paths and patios around the properties. These will be laid with a slight crossfall to help shed any rainwater/surface water into adjoining grassed areas/planter bays.

The rear and front gardens will be mainly grassed. Planter beds will be formed as shown on the landscaping plan 006 revision D. Three new Betula Erami trees will be planted to the front of Plot B, together with two additional Betula Erami trees adjacent to the entrance of the site. These trees will help soften the development when viewed from Deverell Place.

The existing shabby trees to the north boundary will be removed and replaced with a Mock Orange and a Lilac tree. The removal of the existing trees and replanting of new trees has been discussed with the adjoining neighbour who approves of the proposals.

Both properties will be provided with timber sheds which can be used as secure cycle storage. A further paved area will be provided near the entrance of the site for visitors/additional cycle storage, and bin storage. The bin storage area will be of a size to suit two recycling wheelie bins and two refuse wheelie bins.

This landscaping plan (006 rev D) has been approved by the Local Planning Authority under a discharge of condition application for the original planning approval.

#### **Site Access**

The current pedestrian access from the site to Deverell Place will be modified to provide suitable vehicular access onto the site. The new access into the site will have a minimum clear unobstructed width of 4.1m.

#### **Appearance**

The appearance of the new dwellings is similar to the neighbouring properties, and will adopt similar facing materials. See `Design` above for details of the external materials.

#### **Conclusions**

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It is my clients opinion that the proposals will create well designed and ideally proportioned dwellings which will not only preserve but will enhance the existing streetscene and complement the adjoining properties. The building works will create highly marketable units of residential accommodation to suit a range of households.

Ultimately, my clients feel that these proposals are no worse than the original planning application which was granted approved in November 2011.