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REFUSE

PROPOSED NEW DWELLING BY
2 ST CHRISTOPHER'S ROAD
BEDHAMPTON

HAVANT BOROUGH COUNCIL
24 JUN 2011
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Design and Access Statement

Use

The proposal is for the construction of a house alongside No. 2 St Christopher's Road, Bedhampton.

Amount of Development

The proposal is for one three-bedroomed house.

The house would consist of on the ground floor an entrance hall with WC/wet room (having a suitable disabled width door), living room and a kitchen.

On the first floor there would be three bedrooms, a bathroom and ensuite shower room to the main bedroom.

Outside there is a reasonable sized front garden, a good sized rear garden and provision for off-street parking.

Layout

The layout is unfortunately constrained by the site, with the result that the building is on the east side of the existing terrace. There will be morning sunshine to the kitchen via the door and bay, with afternoon/evening sunshine coming into the living room.

The outhouse projection to No. 2 St Christopher's Road would be removed to facilitate daylight into the new property.

The layout is such that there would be no significant overlooking of any other properties. The back of the property faces the side wall of 17 Ernest Road, whilst their outbuilding protects against any overlooking of the rear garden.

The site area as existing is in the order of 385 square metres. Some 210 would be retained by the existing property, with 175 to the new property.

We note that the property, 17 Ernest Road has a site area of around 150 square metres and indeed the site for the new house would be more than the site to each of the houses in the adjacent terrace in Ernest Road, excepting No. 25.

The property will have off-street parking, whilst maintaining off-street parking for the existing property, 2 St Christopher's Road.

There will be bin and bike stores to the south side, whilst maintaining space within the garden for bike stores to the existing property.

Scale

The building has been arranged to fit in with the space, whilst minimising the impact on adjoining properties.

Landscaping

As a single dwelling house it is not anticipated that any landscaping as such will be undertaken, although suitable permeable paving will be provided for the parking area, paths to the front door, etc.

Appearance

The appearance is designed to match in with the surrounding properties, excepting that there will be a bay to the front to provide a feature. Also, a pitched roof over the bay/porch area will provide a dry standing space whilst accessing the front door.

The roof will match that to the existing property, just being an extension out from the existing terrace.

The finish to the walls and roof will substantially match that of the existing property.

It would seem wrong to incorporate totally different materials to the walls, which is again why the bay has been incorporated to break up the front elevation.

Access

There is a standard pedestrian access via the footpath at the front.

Vehicular access is via the existing entrance to the side serving both the existing and new property.

The properties are with a mature residential area, with most normal social amenities available within the general locality.

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Social, Economic and Planning Context

The proposed development will provide additional housing.

In particular my clients wish to provide housing for their daughter and her family who are currently living with them.

It is felt that the site is more than adequate, comparing favourably with original sites in the area and provides no detriment to surrounding properties.

In this instance fortunately there are no affects on car parking or the like.

You will appreciate that it is very difficult for young people to get onto the housing ladder and this seems the most sensible way to help the family and provide more residential accommodation in the area.

30 March 2011
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