TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED)

Circular 01/2006

DESIGN AND ACCESS STATEMENT

Proposed Three Bedroom Dwelling on land adjoining 38 Southwood Road, Hayling Island.
For Meath Estates (1994) Ltd.

Planning application prepared by Peter Walker (Island Designs)

COUNCIL
RECEIVED

Dan McGregor Associates. Independent Planning Consultant.
47 Westbourne Avenue, Emsworth, Hampshire Po10 7QN

Tel: 01243 370676

1.0 CONTEXT

ASSESSMENT

1.1 Planning permission is sought for proposed three bedroom dwelling on land adjoining 38 Southwood Road, at the junction with Meath Close, Hayling Island.

An explanation of the character and features surrounding the site.

1.2 The application site is located on land adjoining the eastern side of Meath Close at its junction with Southwood Road. Southwood Road is part of the local traffic distributer road network. At its junction with Meath Close, the road width of Southwood Road is approximately 5 m. with footways on both sides of varying width from 1.5 m. to 2 m. Meath Close has a road width of 5 m. with footways on both sides 1.5 m. wide and has vehicular and pedestrian security gates to the private estate. Both the road and footways are notably in poor state of disrepair. The road is laid with concrete with tarmacadam footways. The site adjoins No.38 Southwood Road, a two storey semi-detached dwelling. On the western side of Meath Close, opposite the site, is a level grassed area and a terrace of four dwelling units. Meath Close is a private estate of two storey dwellings, semi-detached and terraced units.

An explanation of the character and features of the site itself.

1.3 The application site consists of an open grassed area, which is level. The eastern boundary is defined by hedges and the flank wall of No. 38 Southwood Road. There are two large mature trees on the western boundary. The northern boundary, as it follows a curve to meet Southwood Road, has a number of closely planted mature trees. Adjoining the south boundary, which consists of a small hedg,e is a rear access driveway.

This open site appears to have no specific use.

EVALUATING THE INFORMATION

Opportunity

1.4 The development proposal is primarily initiated by the applicants' desire to utilise an unused and vacant area of land as an opportunity to provide a modest three bedroom dwelling. Equally the local residents association wish to see a much needed programme of repair and maintenance to the existing footpaths and road in this private estate. These works will essentially require to be funded by the sale proceeds of the proposed development.

The application site is considered to be suitable and appropriate to support the proposed development and which would be compatible with adjoining property. The proposed dwelling would be of traditional construction with detail design, materials and finishes to high quality standards.

1.5 The site is level and would provide easy and convenient vehicular, pedestrian and disabled access. The development would meet the required local highway authority standards for access and parking provision.

2.00 INVOLVING THE COMMUNITY

Additional Housing

Due to continuing demand, there are pressures to increase housing in the borough. Containment within existing areas of housing has a number of advantages. These areas provide established housing and amenities. No additional infrastructure is required and landscaping , hard and soft, is normally already well established. Such areas mean that densities can be increased with minimal overall detriment to the local area and little impact on neighbouring property, which applies in this case.

3.0 DESIGN PRINCIPLES

3.1 The design scheme submitted with the planning application, shows that the proposed dwelling has been sited so as to relate strictly to the common building line of the adjoining terrace fronting on to Southwood Road. An improved grassed area and the trees on the front (northern boundary) will be retained. The two large mature trees on the western boundary will be removed. Two off-street parking spaces will be provided at the rear of the plot, adjoining the southern boundary.

Appearance

3.2 Elevations will be finished with facing bricks under a concrete tile roof and the proposed dwelling will be appropriate in terms of its setting, overall character, and appearance and size in relation to its plot size and adjacent dwellings.

4.0 CREATION OF DESIGN SOLUTIONS

4.1 The primary objective is to create a modest two storey, three bedroom dwelling with off-road parking provision for two cars. The proposed dwelling is considered to be appropriate in this location in terms of siting, scale, layout, traditional construction methods, materials and finishes.

5.0 ACCESS

5.1 In this case, the proposed development site is level and the provision of vehicular, pedestrian and disabled access to and from the new dwelling will be direct and convenient.

6.0 SUMMARY COMMENTS

6.1 Planning permission is requested to erect a two storey three bedroom dwelling on unused land at the corner/junction of Meath Close with Southwood Road. The application is driven by the local residents associations' initiative to promote work to renew the footways and road surface in Meath Close, which are in an advanced state of disrepair and which is intended to be paid for from the sale proceeds of the new dwelling.

6.2 The proposed new dwelling would be appropriate in terms of design, scale and layout and would be satisfactorily integrated with the local context without discernable harm to the amenities of adjoining dwellings and the wider local area.

6.3 Location and site plans, floor plans and elevation drawings have been submitted with the planning application by Peter Walker (Island Designs).

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