

Design & Access Statement

Proposed Alterations To Expired Consent 07/71092/000 20 Blendworth Crescent, Havant, Hampshire, PO9 2BE

Context –

The Site is situated on the South side of Blendworth Crescent adjacent to a recreational ground not far from Havant town centre. The site has been split from the existing dwelling since the previous approval, although before that it was used as additional garden space. The surrounding area is predominately residential with the houses concentrated in a terrace formation. The properties are traditional two storey structures with a pitched roof over. The walls are face brickwork and the roofs are concrete tiles. A lot of the properties have been extended or altered in the past.



Satellite image

Amount –

It is proposed to extend the existing terrace to create a 2 bedroom property. The property will total 57m² measured internally. The ground floor will be 32m² of this benefiting from a rear lean to. The remaining 25m² will be on the first floor. It is not proposed to provide any usable floor space within the loft. It is felt the property would be suitable for a couple, although it is just as suitable for a small family and is ideally located as a starter home.

Layout –

The main living room is concentrated to the front of the property and will house the staircase up to the first floor, this was deemed the best position for the habitable space as it gave a large separation distance to the properties opposite. This also meant the kitchen space could face south and overlook the rear garden space as it is felt this will be the most used space of the house. There is also a ground floor wc which has been positioned close to the kitchen to aid in a simple plumbing a drainage solution. The bedrooms and main bathroom are on the first floor. The bathroom has been positioned over the ground floor kitchen and wc to further ease the plumbing solution.

Scale –

The height of the both the eaves and ridge have been designed to match the existing neighbouring property so as not to reduce any impact. Window sizes have been designed to be in scale with the overall size of the property whilst providing enough light to the habitable rooms. The floor levels will be set to match the existing neighbour also. This will help keep to the scale of the existing terrace.

Appearance –

Materials will match existing where possible. The walls will be made up of face brickwork and the roof will be finished with concrete tiles. The doors and windows will be upvc and coloured white. It is proposed to create a gable end to the roof to match the existing terrace.



Landscaping –

The site was once used as additional garden space to number 20 but has been separated since the previous approval. The site has become overgrown as a result. The rear garden area will be re-laid to lawn as before. Existing boundary treatments will be tidied up. The front will be laid out as a parking area with low level soft landscaping. Any further landscaping may cause overshadowing of other properties. The site is not really overlooked to the north, east or west so it was deemed necessary to provide any further screen planting.

Access -

The site is located close to bus stops which run into Havant town centre giving access to local amenities, a train station and bus depot, although this is only a short walk anyway. The site is also ideally located for access to Leigh Park shopping centre. The site is easily accessible to vehicles and part of the proposal is to create off road parking utilising an existing drop kerb. Access to the rear garden will be maintained to provide room for secure cycle storage.

Conclusion -

If any non material planning issues arise with reference to covenants, easements or other "private" matters it would be appreciated if these could be set aside and the application be considered on its own planning merits.

It should be noted that planning applications should be assessed against the policies of the local authority development plan and any other supplementary planning guidance. An assessment of these issues should determine whether "demonstrable harm" would be caused to matters of acknowledged importance.