TOWN AND COUNTRY PLANNING ACT 1990

Please attach
to application submitted
by Peter Walker
(Island Designs)

RECEPTION
27 JAN 2011
12:30 4

Circular 01/2006

DESIGN AND ACCESS STATEMENT

Proposed 3 bedroom dwelling on land adjoining
2 New Road, Bedhampton, Havant.
For Mr. R. Bridger

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Planning application prepared by Peter Walker (Island Designs)

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1.0 CONTEXT

ASSESSMENT

1.1 Planning permission is requested for proposed three bedroom dwelling on land adjoining No. 2 New Road, Bedhampton, Havant.

An explanation of the character and features surrounding the site.

1.2 The application site fronts onto the south side of New Road, B2149 Class II County Road, a principal traffic distributor route linking Bedhampton with Havant. New Road has a substantial and variable road width which in relation to the application site, is approximately 12 m. , with footways on both sides of 2 m. The are designated on-road parking areas on both sides of the road. Opposite the application site, is the junction of Ingledene Close with New Road. To the east of the application site are two terraces of four two-storey dwellings in each and beyond that, a bungalow. Immediately to the west of the site is an area of densely overgrown unused land and beyond that, an electricity sub-station. The terraced dwellings referred to, have brick elevations with front bay windows at ground floor level and have concrete tile roofs. It is thought that these dwellings date from circa 1920s. All these properties, including the application site, back onto railway land on their southern boundaries.

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

1.3 The application site consists of part of the garden to No. 2 New Road. There are mixed hedges on the front boundary and an existing vehicular access leads down a concrete slope to a large brick built garage which has a roof of concrete tiles and a feature boarded element above the garage doors. The prospective development site is level and is laid with lawn. There is an old wooden shed near the front of the site which will be removed when the new proposed dwelling is built. There is a 1.2 m. concrete post and wire fence on the southern boundary. The western boundary is defined by a fence and a hedge. In the footway, a lamp standard and a direction sign are positioned near the vehicular access.

EVALUATING THE INFROMATION

Opportunities

1.4 The development proposal is initiated by the applicants' desire to utilise an unwanted area of a relatively large garden as an opportunity to provide a modest thee bedroom dwelling. The application site is considered to be suitable and appropriate for the development proposed 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.

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1.5 The site is level with existing easy and convenient vehicular and pedestrian access. The development would meet the required standards for access and parking provision.

2.0 INVOLVING THE COMMUNITY

Additional Housing

2.1 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 established. Such areas mean that densities can be increased with minimal overall detriment to the local area and little impact on neighbouring property.

3.0 DESIGN PRINCIPLES

3.1 In the design scheme submitted with the planning application, it will be seen that the proposed dwelling relates strictly to the common building line of the adjoining terrace. There is sufficient space in front of the existing garage to provide two off-street parking spaces. Detail design of the proposed internal alterations, based on the existing floor plans, is well and simply managed to provide an extended lounge area, dining/kitchen area and utility room space at ground floor level; and three bedrooms and bathroom on the first floor.

Appearance

3.2 Elevations will be finished with facing bricks under a concrete tile roof to match existing materials on the adjoining terrace. The front elevation will have a bay window at ground floor level and all external built elements will match those on adjoining properties, including fenestration. The proposed dwelling will therefore be appropriate in terms of overall character, appearance and size in relation to its plot size and also to 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.

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5.0 ACCESS

5.1 In this particular case, access per se to serve the proposed development is not seen as a material issue of highway concern since the proposed development does not involve a new vehicular access formation. Vehicular access and movement entering and leaving the adjoining road will be improved by the removal of the existing shed which is presently located close to the access.

6.0 SUMMARY COMMENTS

6.1 Planning permission is requested for proposed three bedroom dwelling on land adjoining No. 2 New Road, Bedhampton.

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 detriment to the amenities of adjoining dwellings and in the wider neighbourhood.

6.3 The design process for the proposed new dwelling has taken into account the existing site circumstances and the general character and appearance of the area. From a planning perspective, the site for the proposed development is in a sustainable location.

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

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