

Design Access Statement

Proposed Development:

Single-storey rear detached self-contained annexe

Address:

19 Park Lane, Bedhampton, Havant PO9 3HG

Dated:

January 2025

1.0 Introduction

1.1 The Brief

This document sets out the proposal for a self-contained "granny annexe" within the rear garden of 19 Park Lane.

The proposal seeks support for an annexe to anticipate the applicant's needs for additional accommodation to care for family members on-site.

The proposal is designed to a high standard to meet current building regulations and remains strictly incidental to the enjoyment of the main dwelling house.

Careful consideration of the context ensures there would be no adverse impact on any neighbouring amenity or the street scene.

1.2 Site Description

The application property is a detached bungalow constructed of brick with a traditional pitched hipped roof.

The site benefits from a generously sized rear garden, which is a characteristic feature of the Bedhampton neighbourhood.

The property is bounded by residential properties at 17 and 21 Park Lane, and nos. 28 and 30 Applewood Road to the rear.

Existing side access and off-street parking are maintained to serve the requirements of both the host dwelling and the annexe.

2.0 Context Analysis

2.1 Site Context

19 Park Lane comprises a traditional detached bungalow set centrally within a spacious plot.

The site is situated in Bedhampton, an established residential area characterised by substantial gardens and a varied mix of dwelling types.

The physical orientation and layout allow for the placement of a 38.5 sq. m structure without sacrificing the primary amenity space of the main house.

2.2 Neighbourhood Context

The surrounding area demonstrates a clear pattern of residential development, including various garden outbuildings and annexes.

The proposed annexe is positioned at the far end of the garden to respect the existing residential "grain" and ensure significant separation from neighbouring habitable rooms.

The site is not designated within a Conservation Area, nor is the property statutory listed.

3.0 Planning Policy Framework

3.1 National Policy

National Planning Policy Framework (NPPF): The proposal aligns with national principles regarding the effective use of land and the achievement of well-designed, sustainable places.

3.2 Local Policy (Havant Borough Council)

Policy CS16 (High Quality Design):

The annexe responds to the local context through sympathetic materials and a subservient scale that respects the host bungalow.

Policy CS11 (Environment and Heritage):

The design protects the residential character of Bedhampton and ensures no harm to the local environment.

Borough Design Guide SPD:

The annexe is designed as a secondary structure. The footprint ensures that cumulative development covers significantly less than 50% of the land around the "original house".

Nutrient Neutrality:

As an ancillary annexe for a family member already part of a shared family unit, the proposal does not constitute a "new dwelling unit" and is considered nutrient neutral.

4.0 The Proposal

4.1 Design, Scale, and Appearance

Measurements:

The annexe features a 5.5m x 7.0m footprint (38.5 sq. m). The overall external height is 3m. To mitigate visual impact and reduce height close to boundaries, the development incorporates a flat roof.

Materials:

The external finish will consist of matching brickwork or render to integrate with the host dwelling, with high-quality composite UPVC doors and windows.

4.2 Impact on Amenity

Daylight/Sunlight:

Due to the single-storey design and garden length, the structure will not infringe upon established 45-degree sightlines from neighbouring windows.

Privacy:

To ensure the privacy of neighbours at 17 and 21 Park Lane, the ensuite bathroom features a feature obscured glazed window.

4.3 Incidental and Ancillary Use

Function: The applicant seeks to provide an annexe used for purposes strictly incidental to the enjoyment of the dwelling house.

Relationship: While the annexe provides facilities for sleeping and hygiene, it remains an extension of the primary household rather than a separate dwelling.

Integration: Access is provided solely through the rear garden of the host property, reinforcing the physical and functional link to the main house.

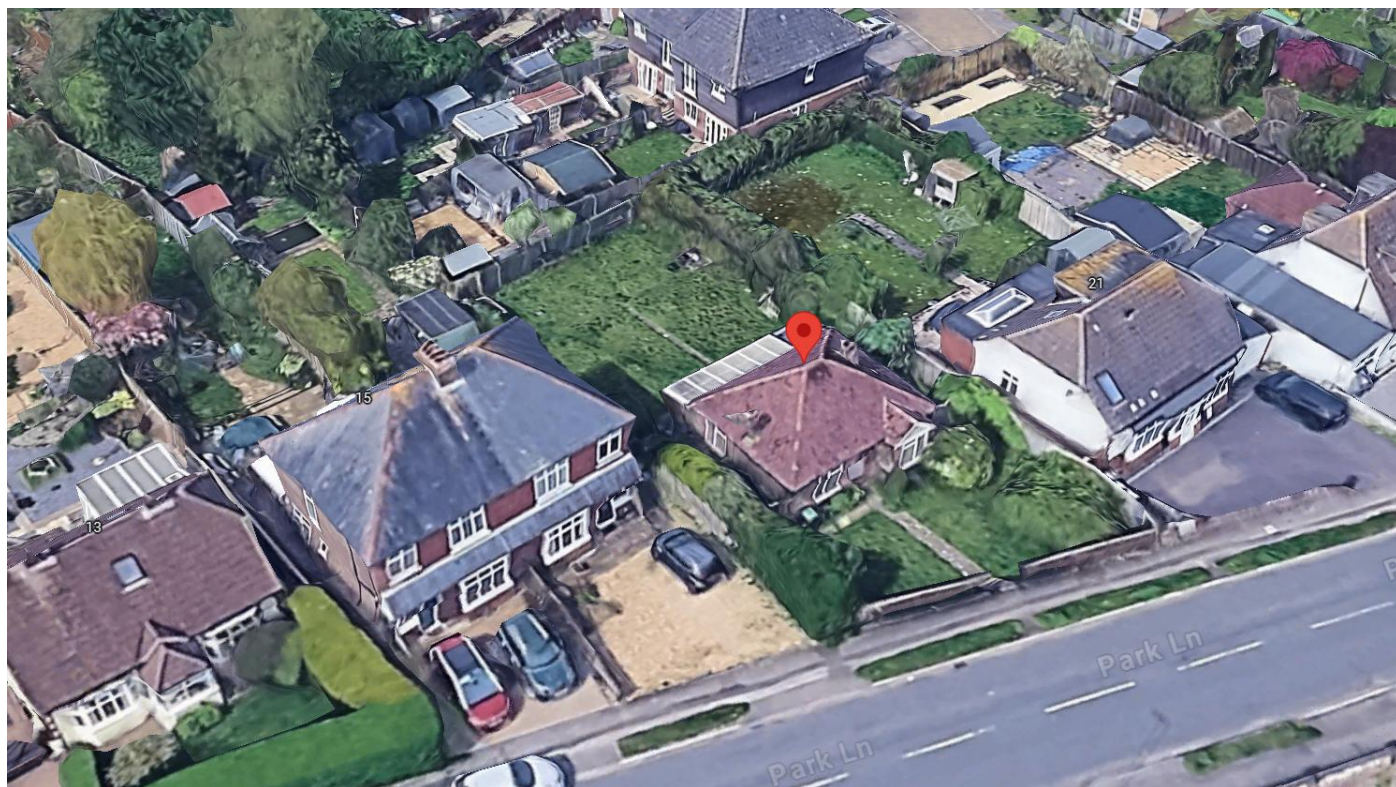
5.0 Conclusion

In summary, the proposed annexe at 19 Park Lane represents a high-quality and sensitive addition to the existing residential site. By carefully adhering to the requirements set out in Havant Borough Council's Policy CS16 and the Borough Design Guide SPD, the scheme ensures that the new structure remains clearly subservient in both scale and function to the primary bungalow.

The choice of a 3m flat-roof design is a proactive measure to mitigate visual massing and protect the daylight and sunlight currently enjoyed by the residents of 17 and 21 Park Lane. Furthermore, the internal configuration and use of obscured glazing demonstrate a commitment to maintaining a high standard of privacy for all adjoining occupiers.

Crucially, the annexe is intended for incidental and ancillary use, ensuring it does not operate as an independent planning unit. This development makes effective use of a generously sized garden to meet the care needs of the applicant's family without compromising the character of the Bedhampton area. As the proposal complies with the National Planning Policy Framework and local design guidance, we respectfully request that planning permission be granted

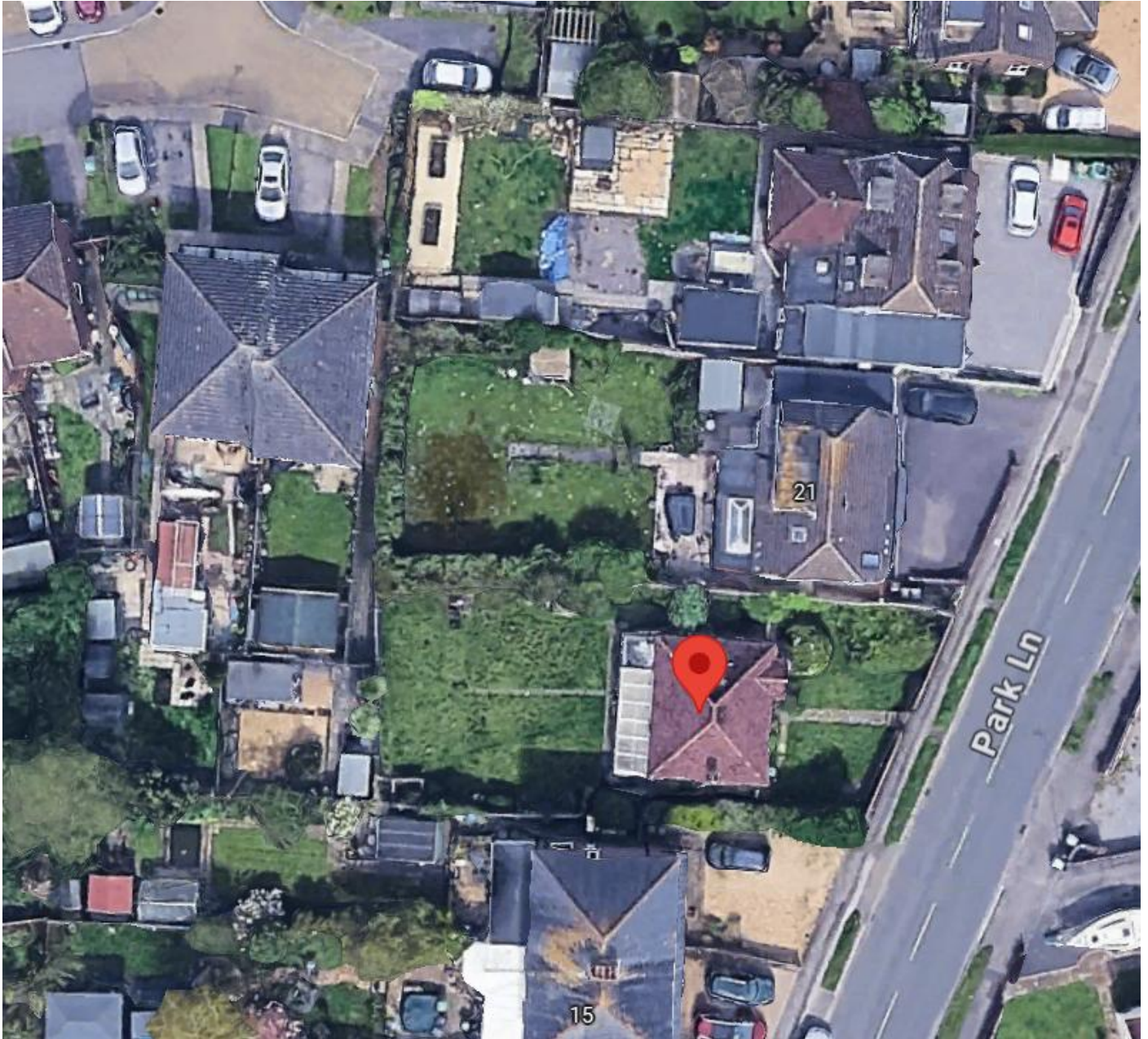
Appendix:



Satellite imagery of front view of application site



Satellite imagery of rear view of application site



Satellite imagery of application site