Design and Access Statement

Proposed development of a single two bedroom bungalow at Plot 7 West Horton Close, Bishopstoke

Introduction
The proposal is for the erection of one 2 bedroomed bungalow on the rear garden of a house fronting Fair Oak Road Bishopstoke to be accessed from West Horton Close.

Context
This part of Bishopstoke was comprehensively developed during the last century with a mixture of detached bungalows and semi-detached houses.

'West Horton Close' was created in 1994 by demolishing no. 8 West Horton Lane to provide an access road and services for the spare land between Horton Way and Fair Oak Road. This spare land was designated as 'brownfield' and developed to provide four 3 bedroomed bungalows.
The current proposed development land was not available at that time. The adjacent plot designated number 8 is a chalet bungalow currently under construction (Planning Application Ref:- F/15/76105 approved in 2015).

The site is in close proximity to the local centre with the Church, Public House, Bus stops and shops which include a Newsagents, Post Office, Grocery store and take-away food outlets all within 100 metres. Eastleigh town centre is 1.4 miles distant.

The site has close public transport links with stops for the regular bus service between Southampton and Fair Oak via Eastleigh Town Centre. The mainline railway station in Eastleigh town centre can be reached by a regular bus services, bicycle within five minutes or walked within thirty.

Proposal
This proposal is for the erection of a single bungalow on the large rear garden of 150 Fair Oak Road, Bishopstoke. The properties to the south are chalet style bungalows and the properties to the north are two storey houses.
There is only an obscure glazed bathroom window facing west and no windows facing east.

An application on this site [Q/14/74117] which included the rear garden of the neighbouring property no. 152 Fair Oak Road was for two chalet bungalows. At the time that application was deemed to be overdevelopment of the site and was abandoned.

West Horton Close is a private road with a tarmac surface. Gas, water and electricity supplies are laid in a service strip alongside the road. A 325mm public sewer is contained within the road.

The property will be constructed to achieve the equivalent of Code for Sustainable Homes level 4 for Energy and Water as required within Eastleigh Borough Council's Environmentally Sustainable Development Supplementary Planning Document. The property and site have been designed to be Lifetime Homes Standard compliant.
Driveways will be permeable with open jointed brick paving.
Front and back gardens to be landscaped in accordance with a specialists design.

Exterior walls will be of clay brickwork and the roof to be Double Roman style tiles, windows and doors will be of white uPVC, all to match the existing properties in the close.

The site is accessed directly off an established road and therefore cannot be considered as 'back-land' development. Neither should it be considered as 'garden-grabbing' as that directive was formed to prevent unsuitable flat developments in suburban gardens.