Design & Access Statement

For

New Dwelling adjacent to Brooklands, High Street, Botley, Hants.

Introduction

The property was constructed in the 1970's as a detached house with a large rear and side garden.

Proposal

We seek consent to erect a four bedroom house to the side of the property with access from the existing access to Brooklands as indicated on site plan.We are providing two number car parking spaces at the side of the proposed dwelling with a double garage attached to the house which is also for cycle storage. Waste bins to be located in brick storage compound adjacent to entrance from the High Street as indicated on site plan. There is amenity area of 285m2 for proposed new dwelling and 420m2 for the existing dwelling.

Access

The area is extremely close to the central transport corridors 30m to the bus route with buses at 30 minute intervals. As stated we will provide 2number parking spaces for the proposed and existing dwelling as indicated on drawing Bs003. The existing access to the side is tarmac with a width of 3.8m for emergency service requirements, sufficient room to turn round. School facilities are within 200m and Wildern Secondary School is approximately 2 miles away. The recreation ground adjoins the property which is the nearest public open space. All access to the buildings will comply with part M for disabled access.

Planning Policy

The proposal will provide much needed accommodation for workers in Eastleigh Borough. Being in a semi urban area, the scheme accords with the main thrust of Government Policy in PP3 Housing making the most efficient use of land without compromising the amenities of adjourning residents. The development complies with policy and proposals of the development plan, Eastleigh Borough Development Plan 2001-2009.

Conclusion

Development of this site in the manner proposed would achieve efficient use of the site. The proposed development should not cause a nuisance to neighbouring properties because it does not overlook, overshadow or cut out natural light. Buildings are oriented to gain as much natural light as possible, elevation treatments complement the area, the environment creates a sustainable development. It would provide much needed addition to the housing accommodation of the area.