

Woodland Cottage, Botley Road, Horton Heath, Hampshire

PLANNING, DESIGN AND ACCESS STATEMENT - UPDATE

Residential Development Comprising: Demolition of existing cottage and erection of 2 no. new detached dwellings, vehicular access, parking and landscaping

Ibex Land and Property Limited

NEAME SUTTON
CHARTERED TOWN PLANNERS

September 2013

Introduction:

1.1 Ibex Land and Property are seeking an amendment to the approved planning application reference number F/11/70160 which was granted consent on 18 April 2012.

1.2 The amendments to the approved plans are as follows:

- The addition of three velux windows (plot 1 east elevation) and minor repositioning of a number of windows;
- Amendments to the design of front (east Elevation front) windows to include top hung windows to comply with fire regulation;
- The removal of a number of windows;
- Removal of the open eaves on all elevations other than the porches; and,
- Alteration to the internal layouts.

Reasons for the alterations:

2.1 The internal layouts have been redesigned to remove the original open plan kitchen/lounge arrangement to provide a separate kitchen and dining room and to remove the vaulted ceiling design in the lounge. It was decided that the vaulted ceiling would be too small to create the desired effect and would reduce the size of the main bedroom to a level that was not commensurate with a house of this size.

2.2 In addition the open eaves detail has been removed because it was felt that this would present an additional maintenance burden on forthcoming occupiers that might prove too much in addition to the timber cladding. Light oak PVCu has been substituted which still matches well with the character of the building. Open eaves have been retained on the front porches to retain some of the original character of the design.

2.3 In order to remove the requirement for Condition 22 on the original planning permission, the dormer windows in the master bedrooms in the southern elevations have been removed on both plots. The Applicant would therefore be grateful if the Council would remove Condition 22 from its formal determination of this revised application.

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