WYG Planning & Design

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9/11/60396



DESIGN AND ACCESS STATEMENT

The Bungalow, Woodhouse Lane, Botley

December 2010

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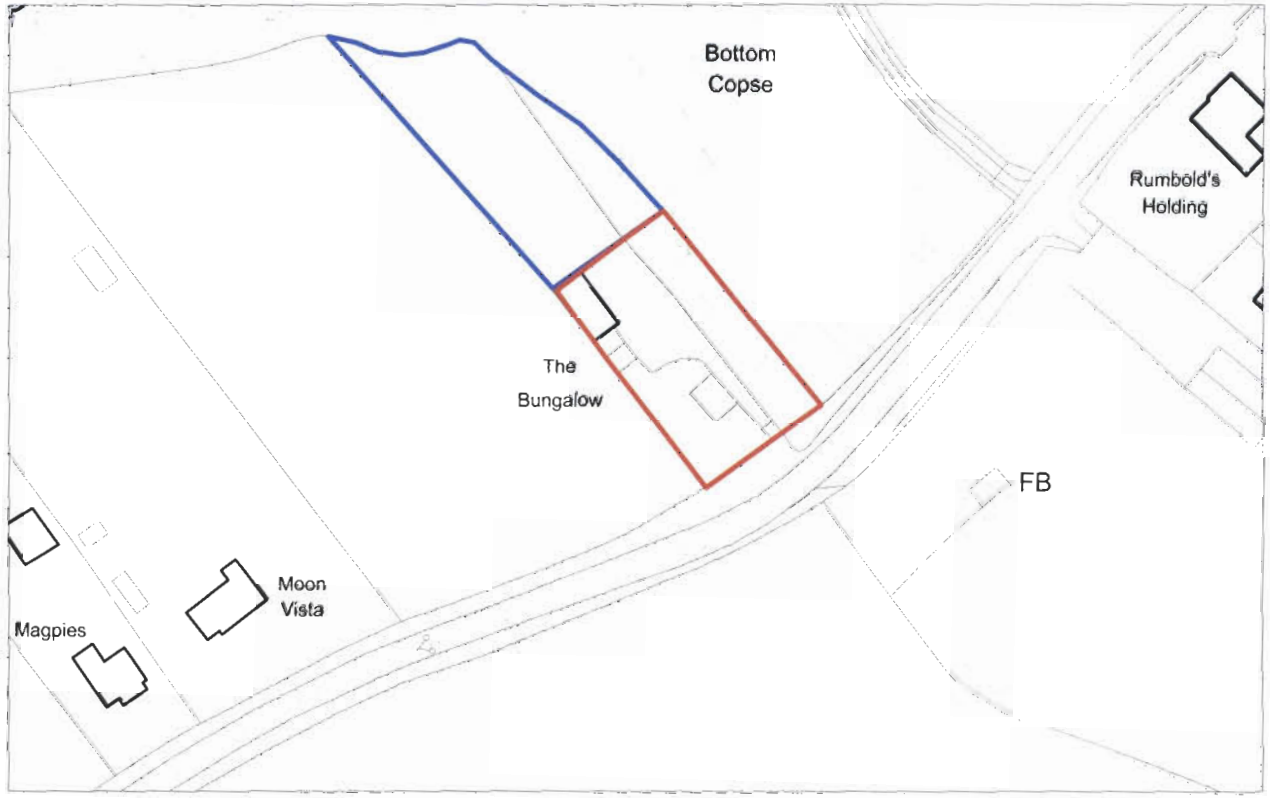
Prepared by WYG Planning & Design on behalf of
Mrs D. Hedges

Ref HP10048

This Design & Access Statement has been prepared by WYG Planning & Design to support a planning application by Mrs Hedges for a replacement dwelling at The Bungalow, Woodhouse Lane, Botley.

The proposal seeks that the replacement of the existing residential dwelling with a new modest dwelling which respects the character and appearance of the area.

The application site is edged red on the plan opposite together with its immediate setting, with the site sitting northwest of Botley and south east of Hedge End. The site lies just outside of the urban edge boundary.



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There is no planning history for this property although up until recently was fully occupied as a residential dwelling.

The Bungalow is located within an attractive countryside position in close proximity to both the built up areas of Botley and Hedge End. The site is currently occupied by a single storey dwelling which up until very recently was occupied. The property is of sound construction; however, it is of its time and is in significant need of modernisation. Given its construction techniques it would not lend itself to being appropriately extended to meet the required living standards of today.

The site is surrounded by mature trees and hedgerows and is well screened within the local landscape. The existing dwelling is set back from the road and as such there are limited public views of the property with the access to the site via an unimposing entrance from Woodhouse Lane.

To the east of the site there is an identified SINC and to the west of the site lies a field put to arable use followed by further residential properties. Within the site there are a number of ornamental trees and planting together with more mature trees associated with the SINC. There is also a significant area of hardstanding and the remains of a number of dilapidated outbuildings. Beyond the hardstanding the site changes to meadow.



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Entrance to the site from Woodhouse Lane



The site showing position of existing dwelling



Existing screening surrounding the site



Existing dwelling to be demolished



Existing dwelling to be demolished



Existing dwelling to be demolished

lopment Plan Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any determination under the Planning Acts must be made in accordance with the Development Plan unless other material considerations indicate otherwise. Guidance and policies particularly relevant to the application are detailed.

National Planning Guidance

PPS1: Delivering Sustainable Development

PPS1 outlines the Government's intentions for the delivery of sustainable development and highlights the importance of good planning in this process.

Emphasis is given to ensuring high quality and inclusive design to create mixed and integrated developments that respond to their local context. Of particular note is the need to make efficient use of land with PPS1 promoting 'the more efficient use of land through higher density, mixed use development' and seeking to 'bring vacant and under-used previously developed land and buildings back into beneficial use' (para 27).

Regional Guidance – The South East Plan 2009

The South East Plan seeks to shape the development objectives and strategies of the region up to 2026. Whilst determining broad locations for further development, the Plan also recognises that development should be carried out that enhances and protects natural assets in order to enhance the character, distinctiveness and a sense of place.

Local Development Plan

Eastleigh Borough Local plan Review (2001 - 2011)

The site is located within designated countryside and outside of the Urban Edge boundary. The site is adjacent to a designated SINC and an ecological survey has been undertaken to address this.

Policy 8.CO sets out specific criteria for a replacement dwelling in the countryside, which includes *appropriateness of design, the dwelling not being disproportionate in size and not having a greater impact or physically or visually, on the character of its immediate surroundings. It also states that the existing building shall be demolished and no additional units of accommodation are created.*

Policy 59.BE sets out the criteria for promoting good design within development proposals. Key criteria is as follows:

"..Take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood....."

"Make the most efficient use of land";

"....high standard of landscape scheme to benefit biodiversity....."

"...satisfactory means of access..."

Policy 23.NC States "Development which is likely to have a direct or indirect adverse affect on a Site of Importance for Nature Conservation (SINC) will not be permitted, unless it can be demonstrated to the satisfaction of the Borough Council that the benefits outweigh the need to safeguard the nature conservation value of the site. If development is to be permitted, the Council will require appropriate measures to be taken to mitigate for the adverse effects on the SINC." The proposal has fully addresses this issue and is supported by an ecological Statement





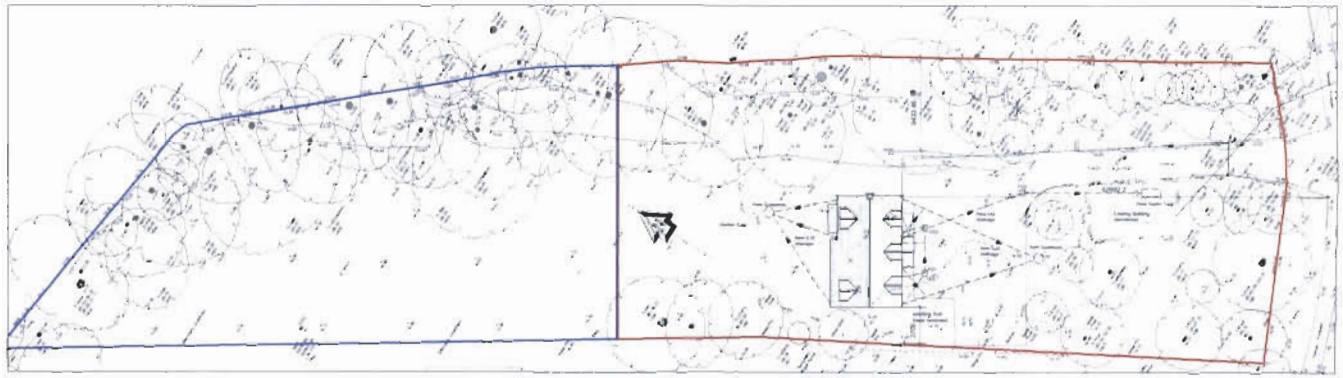
The Proposed Scheme

The proposed scheme seeks the erection of a detached modest 1.5 storey house with the demolition of the existing dwelling. Great care has been taken to ensure that the proposed replacement property compliments the site and surrounding area and the scheme has been designed to fully address Policy CO.8 of the Local Plan.

As the illustrations on this and the following page demonstrate, the scheme is sympathetic to the countryside and surroundings and sits comfortably within its landscaped site. The site is well screened from public view by virtue of mature planting and hedgerows and that, together with the modest increase in size of the replacement dwelling, will ensure that the rural nature and character of this site and surroundings will be fully protected.

Whilst this replacement dwelling is an increase in size from the original dwelling, this increase is modest in size with the footprint increasing by approximately XX%. Likewise, whilst the existing dwelling is of a single storey nature, the proposed scheme has been designed to make use of the roof space through the use of dormer windows providing rooms in the roof.
Due to the site's location, adjacent to a SINC, an Ecology Assessment has been carried out and the precautionary measures that will need to be met are specified with the Ecology Report that accompanies this application. Furthermore, a Tree Report has been undertaken and notes all the key trees that need to be considered within this proposal. These trees have been fully taken into account in the design of the proposal to ensure their appropriate protection and retention, which are integral to the setting of this property.

The proposal is of an appropriate design which reflects this countryside location and great care has been taken to ensure the proposal will have no adverse impact on the character and appearance of the surrounding area or the countryside in general. The proposal fully accords with Local Plan Policy CO.8.

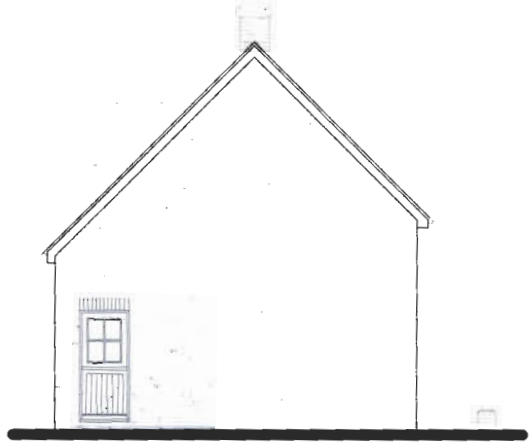


Site Plan Extract

The Proposed Scheme



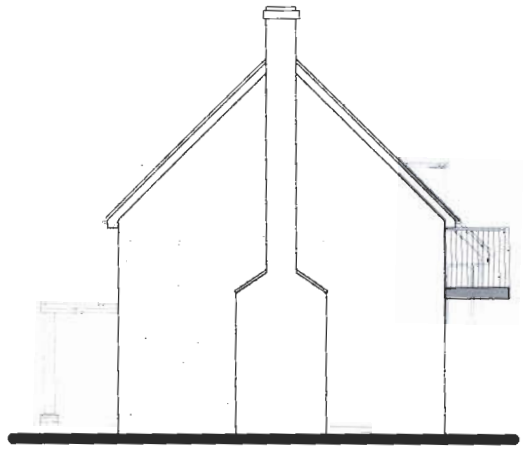
North West Elevation



South West Elevation of garage



South East Elevation



North East Elevation of garage

The site is accessed via the existing entrance in Woodhouse Lane which benefits from good visibility both northeast and southwest along the lane. Furthermore, the site is in close proximity to both Hedge End and Botley which provides appropriate shopping, employment and leisure facilities. Additional shopping facilities are also available in Fair Oak, Eastleigh and, further afield, at Southampton and Winchester. Southampton is situated approximately 10km south of the site and Winchester approximately 11km north. Both of these cities can be easily accessed via public transport including bus and train.

The dwelling is to be designed to meet Part M of the Building Regulations to enable users to move about with ease regardless of their level of mobility. This building is to have level access and will additionally meet building regulation standards for thermal conservation and energy use.

The application is fully supported by an Ecological Report which demonstrates that the proposed scheme will have no adverse impact on the adjacent SINC, thereby the proposal will conserve the ecological qualities of this adjacent site.









It has been demonstrated that this proposal will provide a sympathetic, modest and high quality home that responds to its surroundings with the layout and design complimenting the site and its surrounding. The proposed dwelling sits comfortably within its landscape setting and given its location, will have no impact on amenities of neighbouring properties and likewise will have no adverse impact on the ecological qualities of this site or the adjacent site.

The proposal has been designed to fully accord with Local Policy CO.8 regarding replacement dwellings in the countryside. The proposed development fully accords with both National and Local Planning Policy and it is therefore requested that planning permission be granted at the earliest opportunity.



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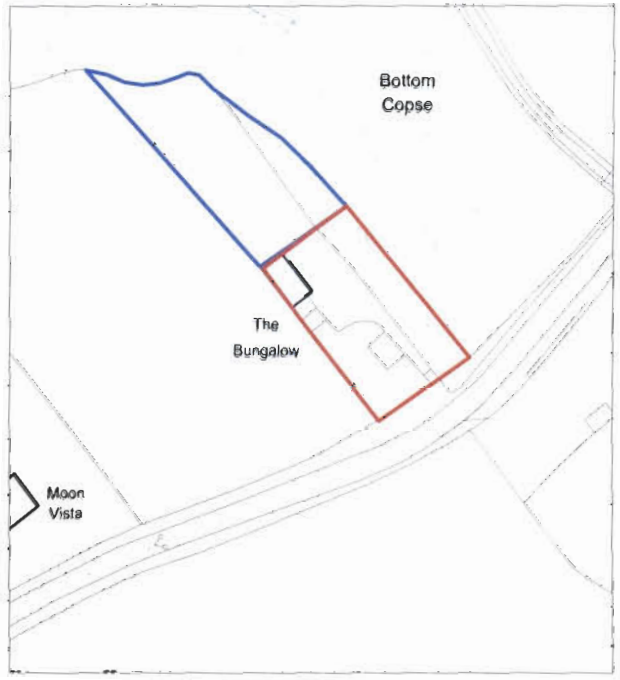

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