

PORTER ROBSON

A R C H I T E C T U R E

Planning Supporting Statement

Land to the Rear of Land to the Rear of 59 Pound Road, Bursledon,
Southampton, SO31 8FE

This statement has been prepared by PORTER ROBSON to accompany the Planning
Application being submitted to Southampton City Council

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1.0 Introduction

The existing site forms part of the previous garden to 59 Pound Lane. It is surplus to the requirements of the dwelling and provides a windfall site contribution to Eastleigh housing numbers. It is located within existing residential and settlement areas so the principle of development is supported.

The proposal is within an established residential area serviced by Netley Abbey Infant and Junior School, The Hamble School along with small and large retailers.

2.0 Site Access

The site is accessed from the existing access road that serves 57 Pound Lane. The proposal will not impact on the local road network due to the minimal vehicle movements that would be generated by the dwelling in relation to the adjoining roads. Vehicles can enter and depart the site in a forward gear. Pedestrian access would be across the shared access, however this is an existing arrangement for 57 Pound Lane and acceptable in low speed cul-de-sac situations.

Two parking spaces are provided for the dwelling in accordance with parking standards with an additional space for visitors due to the distance from the highway and to prevent parking on the access road.

3.0 The Proposal

The proposal has been developed from initial site visits, conversations with the client and considering previous applications. The site has a constraint of a pumped Southern Water sewer which is located under the western boundary adjoining 57 Pound Lane. This has been located by trial holes to confirm and differs from the Southern Water records. The client has notified Southern Water of this. The sewer requires a 3m easement which has been denoted and maintained with the proposal.

The dwelling has been designed to avoid overlooking existing dwellings. The dwelling has a front to back relationship with 59 Pound Lane of 22 metres according with EBC supplementary planning guidance and overlooks open space to the rear. No clear glazed side windows are proposed maintaining privacy to the adjoining neighbours.

The proposed two bedroom dwelling would provide a suitable three-four person family home in a quiet cul-de-sac location.

The design of the dwelling matches with the existing properties in the local vicinity with gables facing the highway with extended porch and bay window detailing. All the dwellings to the east of the site are two storey properties of a similar proportion to the proposed.

The aspiration of the client is to build a high quality, sustainable dwelling focusing on the reduction of long term energy consumption highlighted in recent building regulations updates and working towards the future homes standard. For example the traditional two storey form enables the installation of a greater number of photovoltaic panels fulfilling the requirements of the most recent Part L.

4.0 Amenity

The dwelling is designed to exceed Government 'Technical housing standards – nationally described space standard' and is also in accordance with EBC supplementary planning guidance regarding the external amenity space which is in excess of 60% of the floor plan.

5.0 Services

Pound Lane is already provided with all required services to satisfy the development.

6.0 Sustainability

The dwelling has been designed to fulfil the most recent building regulation requirements for sustainability and energy conservation.

Cycle storage is provided in in the amenity space to encourage sustainable modes of transport. On site renewables will be provided by solar panels returning surplus energy to the national grid.

7.0 Drainage

Storm water drainage will be discharged into traditional soakaways on site with the sizing and positioning confirmed prior to construction due to the location of the public sewer and boundaries. Foul drainage will be discharged into the private sewers that serve the site with the agreement of the local water authority.

8.0 Ecology and Trees

The site currently has no ecological merit as it currently is previous cleared land.

Whilst there are a couple of trees in the adjacent sites, they are sufficiently away from the proposal not to cause an issue with the root zone nor the construction of the dwelling.

9.0 Materials

Item	Material
Walls	Facing Brick with Redland DuoPlain in Tuscan Red tile hung feature panels
Roof Tiles	Redland DuoPlain in Rustic Brown
Windows	White uPVC
Front Door	Composite Construction
Bi-fold Doors	White Aluminium
Soffit and Facia	White uPVC
Rainwater	Black uPVC
Parking	Tegula Grey Paving
Footpaths	450x450 Saxon Slab
Solar Panels	Matt Black (in-roof system)

10.0 Conclusion

The proposed development makes efficient use of a plot within an established residential area. The position of the plot and proposed dwelling adjacent to 57 Pound Lane presents a natural infill completing the cul-de-sac arrangement with minimal impact on the neighbouring residents. We encourage Eastleigh Borough Council to work with us to support this application.

11.0 Supporting Photographs



Existing Site – Viewed towards the South



Existing Access from Pound Lane



57 Pound Lane



Side Elevation of 24 Cunningham Gardens



Rear Elevation of 57 Pound Lane



Existing Site – Viewed from plot centre towards the North



Site viewed from Existing Access