

Design & Access Statement
For
A 3 bedroom terraced dwelling at Railway Cottage,
Allington Lane, West End,
Hants, SO50 7DE.

Introduction

The property was constructed in the 1940's as a semi detached dwelling house with a large garden to side and rear with an attached garage/store which needs modernisation.

Proposal

We seek planning approval to construct a 3 bedroom terraced dwelling with cycle storage and associated bin storage. There is amenity space of 78 square metres. This is in connection with improvements to the existing building will provide 2 sustainable properties.

Access

With regards to parking policy, it states that a maximum car parking for 3 bed accommodation is 2 places per dwelling. It also gives minimum cycle provision of 2 spaces and a cycle shed for 2 cycles in the rear garden. Access to the dwelling to comply with part M of the building regulations.

Planning Policy

The proposal will provide much needed accommodation for workers in the Eastleigh area. Being in the semi rural area, the scheme accords with the main thrust of Government Policy in PP3 Housing, making the most efficient use of the land without compromising the amenities of adjoining residents.

The development complies with the policy and proposal of the development plan Eastleigh Borough Local Plan (2016-2036) April 2022.

Conclusion

The existing building needs modernisation to today's standards. The proposed development should not propose 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.