

**Proposed refurbishment of No.1 Railway Cottage and construction of new
end of terrace dwelling**

at

No.1 Railway Cottage, Allington Lane, Fair Oak, Hants, SO50 7DE.

Parking Standards

The parking as shown on drawing AL004 shows 4 in number, parking spaces. This meets the current standard as required by PPS3, Eastleigh Borough Local Plan Review 2001-2011 (adapted May 2006) and complies with Table of Residential Standards 2009.

Sustainable Drainage Plan

The rainwater from the existing dwelling and proposed dwelling is to discharge into a plastic crate soakaway minimum 5m from any buildings, size is based on the following calculation;

Area of roof x 50/3000 = size of soakaway

This equates to a soakaway of 16m³. So, we propose a plastic crate soakaway to BRE design standards and complies with Suds requirements (size subject to onsite filtration test).