

Design and Access statement

Proposed Development of one detached bungalow.
On land to the rear of 'Antrim' Botley Road Horton Heath SO50 7DW

The proposal is to erect a two-bedroom bungalow with detached garage on the long rear garden of 'Antrim', which is also a two-bedroom bungalow built c1930. 'Antrim' is accessed from a service road, adjacent to and accessing onto Botley Road. The garden has become too large for the occupant to manage and has been neglected for decades.

The proposed dwelling will be an extension of the existing development known as 'The Meadows' Centaury Gardens, Horton Heath SO50 7NY. 'The Meadows' development, comprising of three houses, was granted planning permission under F/10/67695.

The proposed dwelling is intended to be constructed using brick and concrete roof tiles similar in style and quality to the exiting dwellings within 'The Meadows'

The site falls within Eastleigh Borough Council's Character Area Appraisal BIFOHH 26 which requires "that any 'backland development' is subordinate to the existing development and serviced via a separate access road." Access for the new dwelling will be over the existing permeable driveway which serves the three existing houses within 'The Meadows'.

Foul drains will connect to the public sewer which runs through the rear garden of 'Antrim'. Water, electricity and broadband will be connected to the mains in Centaury Gardens.

Space heating and domestic hot water heating will be all electric. It is proposed to fit both a heat pump and solar panels in order to make the property virtually self-sufficient in respect of power supply.

The proposed detached garage will be constructed at the westernmost end of the site and in line with the adjacent garages of 'The Meadows'. This will also serve to provide visual security for the rear gardens of neighbouring properties in 'Centaury Gardens'.

Storage for refuse and recycling is intended to be located within the proposed detached garage and it is proposed to use the developments existing bin collection area, indicated with a magenta dot on the proposed site plan.

Centaury Gardens is a cul-de-sac off Meadowsweet Way which is accessed at either end from Burnetts Lane and the B3345 Winchester to Botley road. Along which are regular bus services connecting Winchester, Eastleigh, Botley and the Superstores at Hedge End. These routes are safe for and regularly used by cyclists. Local schools are within walking distance and although Horton Heath currently has only one local shop, the sister village of Fair Oak is well served with all manner of shops. These include a post office, chemist, butcher, baker, several general stores and public houses etc.

The site is not subject to flooding and the driveway and parking areas will be permeable allowing surface water to remain on-site and connected to soakaways.

The layout has been planned to accord with the principles of 'Secure by Design' by avoiding possible hiding places, fitting adequate PIR lighting etc.

As this is a single dwelling the property falls outside of the Section 106 contributions criteria.