

DESIGN AND ACCESS STATEMENT

**PROPOSED ERECTION OF 1 x 4-BEDROOM DETACHED HOUSE WITH
ASSOCIATED CAR PARKING AND BIN AND BIKE STORAGE**

at

242 Leigh Road
Chandler's Ford
Eastleigh
SO53 3AW

for

MR K TURNER

by

Wildern Architecture Ltd

October 2022

1.0 THE EXISTING SITE

- 1.1 The site at 242 Leigh Road includes a 2-bedroom detached bungalow with a large frontage and rear garden. Vehicular access into the site is directly off of Leigh Road onto a driveway which leads up to the property with parking for at least 3 vehicles. The rear garden backs on to the relatively new housing estate in Tangmere Rise, which is a cul-de-sac to the north-east. Tangmere Rise is accessed from Ford Avenue, which is further east along Leigh Road and it consists of mainly large detached houses.
- 1.2 The surrounding area includes a variety of different styles of housing, which are mainly detached or semi-detached with private or shared driveways. 242 Leigh Road and 244 are the only properties with fairly similar plot sizes along this stretch of Leigh Road. The other neighbouring properties all have fairly modest sized plots, especially those in Tangmere Rise.
- 1.3 The site measures 1,470sq.m in total.
- 1.4 At the time of submitting this application a separate planning application (H/22/93513) is under consideration regarding the existing bungalow on the site.



Fig.1 – Photograph looking towards the south (front) elevation of the bungalow at 242 Leigh Road.



Fig.2 – Photograph taken opposite the existing vehicular access into the site with the TPO tree (T1) on the right of the driveway.



Fig.3 – Photograph taken from Leigh Road looking north towards 240 Leigh Road on the right which is a semi-detached house and the bungalow at 242 Leigh Road (left).



Fig.4 – Photograph taken from the vehicular access point into the site showing the driveway and TPO tree (T1).



Fig.5 – Photograph showing the rear (north) elevation of the existing bungalow at 242 Leigh Road.



Fig.6 – Photograph taken at the back of the site looking towards the side (north-west) elevation of 7 Tangmere Rise.



Fig.7 – Photograph taken from the rear garden at 242 Leigh Road looking north-east towards the side elevation of 7 Tangmere Rise (left) and the rear elevation of 6 Tangmere Rise (right).



Fig.8 – Photograph taken from the back of the site looking south towards the rear elevation of the bungalow at 242 Leigh Road (centre) and the rear elevation of the houses at 238 and 240 Leigh Road (left).



Fig.9 – Photograph taken from the pavement along the front boundary of 242 Leigh Road looking opposite towards the houses and shared vehicular access and driveway to 249 and 251 Leigh Road.

2.0 PRE-APPLICATION

- 2.1 A pre-application was submitted to the Council on the 7th June 2022 (Q/22/93083) for the *'Erection of 2no. three-bedroom, two-storey semi-detached dwellings with associated car parking, bin and bike store; and extensions and alterations to existing bungalow to create 1no. four-bedroom, two-storey detached dwelling with alterations to dropped kerb and vehicular access to site'*. Vehicular access to the proposed dwellings to the rear of the site was proposed using the existing driveway entrance off of Leigh Road.
- 2.2 The pre-application response was supportive of some form of development to the rear of the site; however, the Planning Officer did express concerns about locating two properties in this location and expressed a preference for one single dwelling. The proposed elevations of the houses were considered to be in keeping with those in Tangmere Rise. The County Highway Officer also raised no objection to the existing vehicular access being used for the development to the rear of the site.
- 2.3 The Planning Officer did express concerns regarding the vehicle movements generated by the new dwellings, due to the extended access along the eastern boundary. Please note that the proposed scheme for this application now only includes one single dwelling resulting in less vehicle movements.

3.0 PROPOSAL

- 3.1 The proposed scheme for this planning application is for the erection of a single 4-bedroom detached house to the rear of the site. Vehicular access into the site will re-use the existing access on Leigh Road, with details of the construction of the new driveway surface included in the information submitted by James Fuller Arboriculture.
- 3.2 The new house will be constructed in a similar style to those in Tangmere Rise, with a hipped tiled roof and brick and rendered walls. There will be a timber framed porch roof to the front elevation and the windows will be white framed uPVC. The dwelling will include a living room, open plan kitchen/dining room, study, utility room, WC and hall at ground floor level, and 4 bedrooms, 2 en-suites and a family bathroom at first floor level. The house will have a gross internal floor area of 211sq.m, which more than achieves the requirements of the 'Technical Housing Standards'. The house has been designed in terms of layout, so as not to be harmful in terms of overlooking or outlook from any neighbouring properties.
- 3.3 The driveway for the existing property will lead to a car parking area for 3 vehicles to be stored in front of the dwelling. A separate driveway will be routed to the side of the dwelling along the eastern boundary, which will lead towards a car parking area for the new house to the rear. There is enough space to allow for at least 3 car spaces for the house, as well as an additional space for a visitor. The driveway and parking area will allow enough space for delivery vehicles to enter and exit the site in a forward gear. It is not envisaged that the additional traffic and vehicular movements from the site will have any significant impact on Leigh Road or neighbouring properties.
- 3.4 The bin store for the new dwelling will be located to the side of the house and will be used to store normal household waste and recycling. The bins can be

wheeled down to Leigh Road where they will be collected on the appropriate day. The bike store for the new house will be large enough to store 2 cycles and will be located in the rear garden area.

- 3.5 The existing dropped kerb that currently allows access to the driveway, will be widened so that it is wide enough to allow one vehicle to enter whilst another vehicle is existing the site. The existing driveway entrance adjacent to the pavement is over 4.5m wide, so this will allow 2 vehicles to enter and exit at the same time if required.
- 3.6 The proposed development will comply with the Councils current sustainability requirements. It is proposed to install as many sustainable items within the development including solar panels, an air source heat pump, electric charging points for vehicles, as well as the collection of greywater.

4.0 ACCESS

- 4.1 Disabled Access – The new dwelling will comply with Part M.
- 4.2 Car Parking – The new dwelling will have 4 spaces in total whilst the existing dwelling will have at least 3 car parking spaces. The site is located near to good public transport links and local services as well as general amenities.

5.0 CONCLUSION

- 5.1 The proposed scheme is for a single dwelling to the rear of the site which was the preferred option by the Planning Officer. The appearance of the new house and size of the plot is very much in keeping with the style and character of the houses in Tangmere Rise.
- 5.2 With only one new dwelling located to the rear of the site, there will be a very low amount of vehicle movements along the eastern boundary of the site. There are not considered to be harmful to occupants of the existing dwelling and those at no. 240 Leigh Road. The proposed car parking arrangement and private amenity spaces.
- 5.2 The proposed scheme for the whole site is very much in keeping with the style and character of the surrounding area. The proposed new house provides the opportunity for a family to live in the area, with good sized rooms and amenity spaces. The proposed scheme does not look 'cramped' or over developed, and as such is considered to be appropriate to the site. My client would now ask that the Council support this application.