



Architect and Building Contractors

PLANNING STATEMENT FOR NEW DWELLING ADJACENT TO 17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN

The proposal is for a new house on land adjacent to 17 O'Connell Road. The site is part of a large garden to that property and this area has a large single storey existing workshop which is in a very poor state of repair to the western side of the plot.

The surrounding area is predominantly residential, they are predominantly two storey dwellings all using a similar palette of materials, with a strong sense of uniformity.

The proposed dwelling would sit on the is area of land and acknowledge the uniformity of the location by replicating the style, proportions, and materials of the adjacent dwellings. You can see from the proposed street scene that the dwelling would sit naturally well, not looking cramped or out of character. We have mimicked the gable form of number 19 and used the Brick of number 17 to harmonise the proposal.

The proposed dwelling complies with the NDSS. It is 84m² which can accommodate a two storey, 3 bed, four-person dwelling. In addition to this the proposed amenity space to the rear of the dwelling complies with the Councils Quality Places SPD with the requirement of 60% of the floor space of the host dwelling. This would require 50.4m² of garden space and the proposal is showing 58m². The resultant garden for the existing dwelling will also comply with this requirement- it would require 52.2m² and the proposal shows 56m².

The positioning of the dwelling is on the location of the existing workshop building which currently abuts the boundary with number 19. We have positioned the dwelling to reflect and blend in with the general arrangement of the plots. This helps to avoid any overlooking issues with either side.

We have located the two parking spaces for each dwelling as far away from the junction as possible so that egress from the site is safe. We have also shown on the proposed plans the locations for bin and cycle storage.

With regards to the Nitrates and Phosphates refer to the Nutrient Budget submitted with the application. The client is happy to use the Councils schemes for achieving nutrient neutrality. The proposed dwelling would be as sustainable as possible, with the construction being above and beyond building regulations. The southern roof slope to the rear of the property would have solar pv panels and in this location, it doesn't detract from the street scene.

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