

Town & Country Architecture

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**Land r/o 33 CHESTNUT AVENUE
(Frontage onto Mansbridge Road)
EASTLEIGH
SOUTHAMPTON
HAMPSHIRE
SO50 5AN**

PLANNING DESIGN & ACCESS STATEMENT

For

Mr & Mrs T. Gregory

Proposed Dwelling

Document reference 22/19/009

Jan 2024

Land r/o 33 CHESTNUT AVENUE

1.0 INTRODUCTION

1.1 This Planning Statement supports a Full (Duplicate) Planning Application to Eastleigh Borough Council for the construction of a single storey one bedroom Bungalow with associated amenity space, car parking, cycle and bins storage with access off Mansbridge Road on land rear of 33 Chestnut Avenue, Eastleigh, Southampton, Hampshire. SO50 5AN following the refusal of previous application no. F/23/96324

1.2 The applicants are Mr & Mrs T. Gregory, owner of the land and property at 33 Chestnut Avenue.

1.3 The agents are Town & Country Architecture Ltd a Chartered Member of the Institute of Architectural Technologist based locally on the South Coast and having over 30 years experience in the town planning and building industry.

1.4 The Practice specialises in one off houses, listed buildings, AONB and conservation areas where attention to detail is at the forefront of good design.

1.5 In recognition of the excellent standard of design and execution of previous projects the Practice have been awarded three separate Design Awards presented by The Fareham Society, where these projects were assessed for the outstanding contribution to the environment.



1.6 The most recent award was presented by the Fareham Society in 2016 for the design of a dwelling known as 'One Hunga' Cottage, Castle Street, Portchester in the Castle Street Conservation Area. Similar awards have been presented in 2000 and 2006 for a local Village Hall and Commercial property.

1.7 The Practice was pleased to have been in receipt of "Pride in the Job" awards presented by the NHBC for high standards of design and also nominated for the LABC Building Excellence Awards.



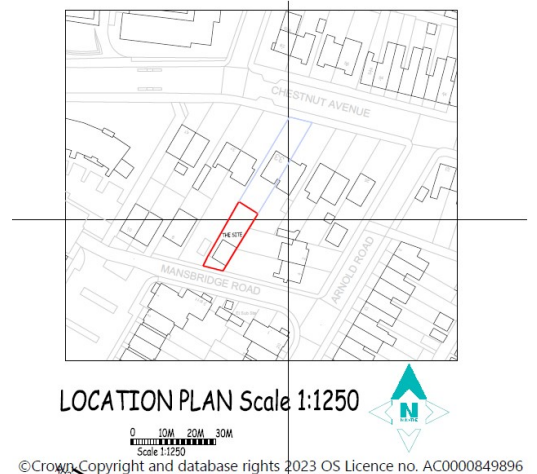
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2.0 LOCATION & SITE DESCRIPTION

- 2.1 The application site is located to the rear garden of no. 33 Chestnut Avenue with vehicular garaging off Mansbridge Road. No. 33 also benefits from on-site parking on the frontage and vehicular access onto Chestnut Avenue., SO50 5AN. The postal address of the proposal will be assigned as Mansbridge Road upon completion.
- 2.2 The current site use is a two-storey dwelling with a double garage in the rear garden with vehicle access to garaging at the rear of the property and also parking spaces available in the front garden. After recent storms the roof of the existing garage was damaged and deemed unsafe and therefore removed for safety reasons pending repair or demolition.
- 2.3 The site is situated within a predominantly residential area with the red lined site area (186.7sqm) being located within Eastleigh's defined settlement boundary, resulting in 53 dwellings per hectare.
- 2.4 The property sits within a generous plot on a level site with no significant changes in gradient across its extent.
- 2.5 The rear garden of No. 33 is surrounded predominantly by a mixture of timber fencing and block walls.



GOOGLE EARTH PLAN



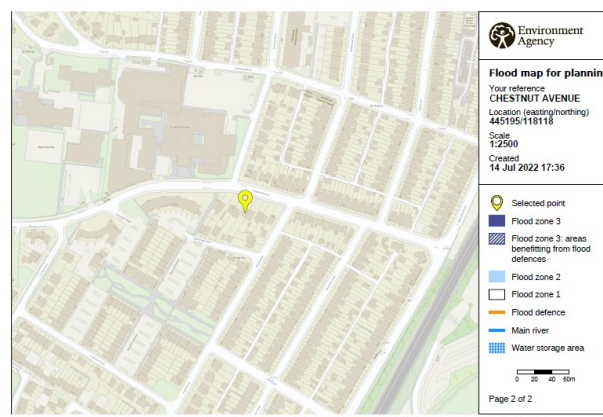
LOCATION PLAN

- 2.6 The North East frontage of Chestnut Avenue is generally two storey, semi-detached dwelling houses of red brick construction. No.33 is set on a long but narrow plot with a domestic double pre-fab style garage/outbuilding to its south-western corner. The property has a good-sized area of private amenity space to the rear and further parking to the frontage.

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- 2.7 On the South Eastern flank backs Nos 2/4 Arnold Road and the rear gardens of these pair of semi-detached two storey dwelling similar in design to that described above. These gardens (measured from scaled OS maps) have a distance of 13.8m to 18.0m average, between the application flank boundary and the main building rear facade.
- 2.8 On the North West immediate flank is the long rear garden of Nos. 35 containing what appears to be a garage and other outbuildings within a long and mature garden. Adjoining this site is a new development of a detached bungalow in the rear garden of what was Nos.37, beyond this lies further new development of two storey house.
- 2.9 The site is within a comfortable walking distance of Eastleigh Town Centre shops. The full range of services are available, including primary and secondary schools, nurse/ pre-school, church and community buildings, leisure centres, hairdressers, public houses and post office. Lakeside County Park is but a short walk
- 2.10 There are no trees on the site and the rear garden is mainly laid to lawn. There is minimal shrubbery or hedges of any merit.
- 2.11 There are no ecological designations within or directly adjacent to the site. A visual walk over survey conducted by T&CA could not find any flora or fauna that would be placed at risk or damage by virtue of this proposal.
- 2.12 There's a railway station at nearby Eastleigh town centre and have good rail links with Southampton, Portsmouth and London and beyond. Regular bus services run east/west between these urban settlements.
- 2.13 Doctors surgeries are located at nearby centres with all emergency services well catered for.
- 2.14 A search of the Environment Agency website would conclude this site is Zone 1 not at risk from Tidal or Surface water flooding.

**ENVIRONMENT-AGENCY
FLOOD RISK MAP**



Land r/o 33 CHESTNUT AVENUE

3.0 PROPOSAL

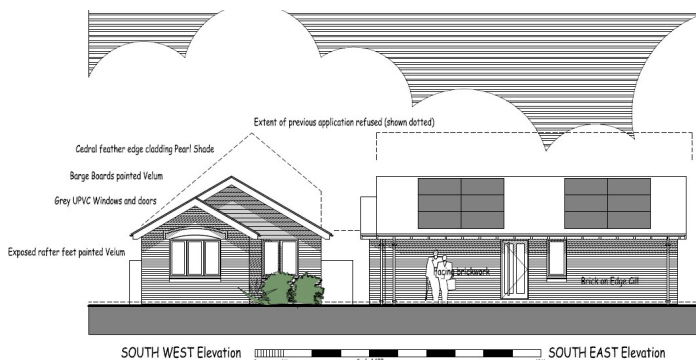
3.1 This application seeks to demolish the existing garage in the rear garden of Nos.33 and construct a single storey 1 bedroom bungalow with associated amenity space, landscaping, car parking, cycle and bin storage with access off Mansbridge Road.

3.2 The property sits within a generous plot on a level site with no significant changes in gradient across its extent. No. 33 Chestnut Avenue will retain the vehicular access onto the frontage road and will continue to utilise the existing hard surfaced for on-site car parking in accordance with HCC parking standards.

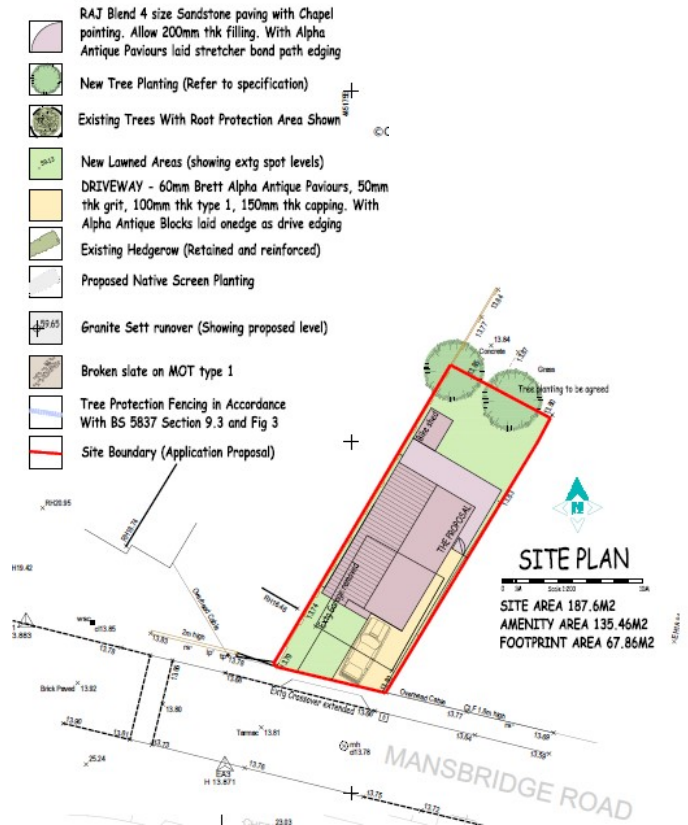
3.3 Vehicular access for the proposed new dwelling will be to the rear, accessed directly off Mansbridge Road with 1 car parking spaces in accordance with HCC parking standards for residential properties. Currently a double domestic garage is sited within the rear garden with direct access onto Mansbridge Road. Mansbridge Road is a local access road is and subject to a 30mph speed limit. Pedestrian access to footpaths will remain unalter.

3.4 The proposed built form will take the form of a single storey Bungalow dwelling (similar design to that currently approved and built at Nos 37) with low level eaves formed on both flanks with a shallow pitched roof.

The proposed elevations shown below demonstrates the reduction in scale and height over the earlier refused scheme, as shown by a dotted line. A significant improvement to the benefit of neighbouring properties.



KEY



SITE PLAN

FRONT & SIDE ELEVATIONS

Land r/o 33 CHESTNUT AVENUE

- 3.5

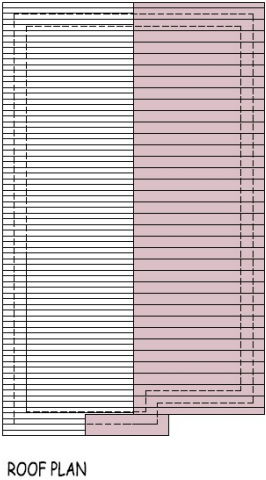
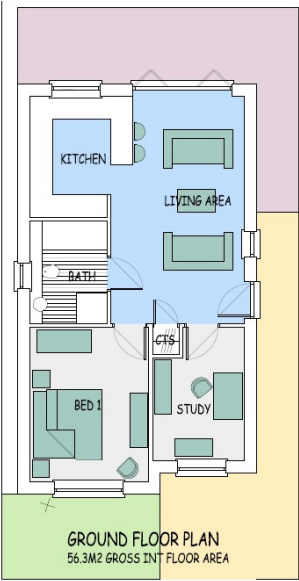
The front and rear elevation will be similar in scale and appearance with good quality face brickwork on the lower level and Cedral colour cladding over. The windows will be grey colour coated and be of the narrow casement type in much reflecting the recent development at Nos. 37
- 3.6

The siting of the proposed built form will minimise overlooking and over shadowing of any adjoining properties. The scale and mass of the proposal will be sympathetic to the existing dwelling, whilst using good quality materials and workmanship so as to enhance the setting of this dwelling.
- 3.7

Generous rear gardens and amenity space and on-site parking will be provided. It should be noted that this proposal takes it's lead from the recent decent at No.37 in terms of design, scale, height, mass, amenity space and due respect to neighbouring properties.

A simply comparison of the design can be shown as follows:

FEATURE	Land R/O No 37	Land R/O No 33
External footprint	65.8 sqm	66.5 sqm
Site area	213 sqm	191.2 sqm
Amenity area	147.2 sqm	124.7 sqm
Residential density	47 Dwellings/Ha	52 Dwellings/Ha
Max height	5.0m	4.6m
Retained gardens	11.87m	11.85m
Car parking	1 space	1 space
Bike store	Yes	Yes



PROPOSED FLOOR PLANS

Land r/o 33 CHESTNUT AVENUE

3.8 All materials shall be of the highest quality (to be agreed) as suggested below:

- FACING BRICKWORK - Stock clay brick with natural mortar
- JOINERY - Colour coated grey aluminium
- ROOFING - Slate roof tiles at 40 degree pitch
- RWP GOODS - Black UPVC
- CLADDING - Cedral cladding colour Pearl shade

3.9 No trees or hedges are to be removed as a result of this application.

3.10 We have undertaken a walk over survey of the land and have established that flora and fauna will not be affected by these proposals.

3.11 A search of the Environment Agency website would conclude this site is not at risk from Tidal or Surface water flooding.

3.12 The applicant is willing to enter into a legal agreement or conditional approval to provide financial contributions to offset the impacts of the development upon the European protected Solent complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen and phosphate loading generated by the population increase and additional sewage resulting from the development should the LPA be mindful to approve this scheme.

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*EXISTING PHOTOGRAPHS OF THE
SITE & SURROUNDING AREA*

CHESTNUT AVENUE



MANSBRIDGE ROAD



Land r/o 33 CHESTNUT AVENUE

4.0 RELEVANT PLANNING HISTORY

4.1 A search of the local planning applications could reveal the following applications relating to the immediate area:

4.2 37 CHESTNUT AVENUE

DC/18/84418 - Land to South-West of 37 Chestnut Avenue, Eastleigh, SO50 5AN

- Valid date: **09/11/2018** Discharge of condition 3 (Materials) of permitted planning application F/18/83727.
- Type of Application: Approval of conditions
- Status: Decided
- Decision: Discharged
- Decision Date: 03/01/2019

F/18/83727 - Land to South-West of 37 Chestnut Avenue, Eastleigh, SO50 5AN

- Valid date: **30/07/2018**

Construction of 1.no detached 2 bedroom bungalow with associated amenity space, landscaping, car parking, cycle and bin storage with access off Mansbridge Road. Land to South West of 37 Chestnut Avenue, Eastleigh, SO50 5AN

- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 21/09/2018

F/17/80645 - 37 CHESTNUT AVENUE, EASTLEIGH, SO50 5AN

- Valid date: **16/05/2017**

Construction of 1.no. detached 2 bedroom bungalow with associated amenity space, landscaping, car parking, cycle and bins storage with access off Mansbridge Road.

- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 18/09/2017

F/15/77742 - Rear of, 37 Chestnut Avenue, Eastleigh SO50 5AN

- Valid date: **14/12/2015**

Erection of 1.no. 3 bed detached dwelling with parking, landscaping, bin & cycle store with access from Mansbridge Road

- Type of Application: Full planning
- Status: Decided
- Decision: Refuse Planning Permission For
- Decision Date: 01/04/2016

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5.0 DESIGN STANDARDS, SOURCES & GUIDANCE FOLLOWED

- Approved Document Part M
- Designing for Accessibility
- Local Authority Guidelines
- BS 8300 Code of Practice
- English Heritage Easy Access to Historic Landscapes
- English Heritage Easy Access to Historic Buildings
- Conservation Management Plans
- BT Countryside for All
- Disability Discrimination Act, An intro for small businesses

6.0 PHILOSOPHY & APPROACH

- 6.1 To adopt the principles of inclusive design to provide a workable, pragmatic and cost-effective solution for all users of the development whilst recognising differing needs and accommodating them in away that is universal.
- 6.2 The Applicants and their Architectural Consultant/Designers are keen to adopt the principles of inclusive design recognising the benefits, both social and economies of building high quality and cost-effective structures that are accessible to all.

7.0 PROPOSED DESIGN, ANALYSIS & EVALUATION

- 7.1 To have regard to protecting ecology and to safe guarding good specimen mature trees in the country.
- 7.2 Proposed design is to create a domestic building of merit with modern facilities and accommodation.
- 7.3 To protect and enhance the environment.
- 7.4 To have regard to the setting and amenities of the surrounding area.
- 7.5 To safe guard the structure and neighbouring properties.

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8.0 DISABLED ACCESS PROVISION

- 8.1 Vehicle access and parking arrangements will remain unchanged.
- 8.2 The Applicants are aware of their duty under the Discrimination of Disable Persons Act and will have due regard for occupants and visitors to the property.
- 8.3 New switch plates and controls set at accessible heights in strict accordance with the Building Regulations Part M.

9.0 NATURE & IMPACT OF ENVIRONMENTAL CONSTRAINTS

- 9.1 Town & Country Architecture have undertaken a visual survey of the trees on or near the site and found that none are at risk as a result of this proposal. We have also undertaken a walk over survey of the land and have established that flora and fauna will not be affected by these proposals.
- 9.2 We are aware of the importance of safe guarding the fabric of adjacent buildings and our design and management of this work will have regard to this.
- 9.3 Access to the works and material deliveries will be through the existing entrance during normal working hours and have regard to the interest neighbouring properties and their owners.
- 9.4 Working hours will be restricted to normal 8.00 - 18.00 Monday to Friday, 8.00 – 13.00 Saturdays. No work will be undertaken on Sundays or Bank Holidays.
- 9.5 No burning of building rubbish will be undertaken on site.
- 9.6 The Applicants will take every opportunity to sort and contain all surplus building material for re-cycling and will employ only registered and approved waste disposal companies.
- 9.7 Spoil from foundations will be removed from the site. Access roads will be swept clean at every occasion when required.

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10.0 STEPS TO ENSURE INFORMATION IS MADE AVAILABLE

10.1 This document will form part of the planning consent and will be included in the Health & Safety file.

11.0 SOURCES OF ADVICE & CONSULTATION

11.1 Documents listed above.
Design advice documents issued by Local Authorities, and others in Summary the primary planning policies of relevance to the proposal have been considered:

- National Planning Policy
- Regional Policy Guidance
- Structure Plan Policy
- Local Plan Policy
- Local Planning Initiatives
- Emerging Policy and Statements

On behalf of

Mr & Mrs T. Gregory

Town & Country Architecture Ltd

