

DESIGN AND ACCESS STATEMENT

LAND ADJACENT TO IVY COTTAGE, BOTLEY ROAD, HORTON HEATH, SO50 7DT

ERECTION OF 1 X 4-BEDROOM DETACHED DWELLING AND DETACHED DOUBLE GARAGE WITH NEW VEHICULAR ACCESS FROM BOTLEY ROAD

for

OSMAN HOMES LTD

by Wildern Architecture Ltd

February 2024

1.0 THE EXISTING SITE

1.1 The application site is an area of land located along Botley Road (B3354) close to the junction with Blind Lane. The site currently includes a number of small trees and shrubs and is bordered by Ivy Cottage to the south-east and Dunrovin to the north-west.

1.2 The surrounding area includes mostly modest sized detached properties including houses and chalet style bungalows. The site is also within close proximity to local amenities including public houses, schools and shops.

1.3 The site area measures approximately 558sq.m.

2.0 PRE-APPLICATION ADVICE

2.1 A pre-application was submitted to the Council in April 2023 and a written response from Clare Martin was received on the 23rd May 2023 (Q/23/95073). Part of the application site submitted was classed as countryside and therefore the principle of a new dwelling was not considered acceptable. However, the Planning Officer was able to confirm the area within the application site which fell within the settlement boundary, and which in principle was considered acceptable for the siting of a new dwelling. The application site outlined as part of this submission does not include any area designated as countryside.

3.0 THE PROPOSAL

3.1 The proposed scheme is to erect a new detached 4-bedroom dwelling near to the western boundary of the site. The location of the dwelling avoids the Esso pipeline that runs through the site, and which has a stand-off distance of 3m to any new structure. This provides the opportunity for the new dwelling to be set back a comfortable distance from Botley Road, in a secluded setting and with ample private amenity spaces. The siting of the dwelling also utilizes an area in which there are some existing old outbuildings and less vegetation than located elsewhere in and around the site. The detached garage is located nearer to Botley Road and runs in line with the front elevation of Ivy Cottage which is adjacent.

3.2 The new dwelling will include living accommodation at ground floor level, with a living room, kitchen/dining room, utility room, study, WC and entrance hallway. At first floor level there are 3 double bedrooms and one single, with also a family bathroom and an en-suite to bedroom 1. In total the new dwelling has a gross internal floor area of 144sq.m which exceeds the national space standard requirements. The detached double garage will be built in the same style as the dwelling and is located in front of the property. The garage includes a small home office area at first floor level with rooflights providing natural light. The remaining area of driveway will allow for at least 3-4 vehicles to be stored with an area for bin storage. Occupants will be able to leave the appropriate bin on Botley Road for the collection of either normal household waste or recycling.

3.3 It is proposed to create a new vehicular access directly off of Botley Road. The entrance to the site will allow for the appropriate visibility splays for vehicles to enter and exit the site safely. The stretch of Botley Road running alongside the site is more or less 'straight', therefore, allowing for the visibility splays to be easily achieved. The new access will lead into the site where a separate road will allow the current site owners access to the area west of the application site. The driveway will also include a set of secure gates which will provide access to the new dwelling. The application site will be surrounded by 1.8m close boarded timber fences, to provide security and privacy for occupants. To the side and in front of the property there will be areas of private garden space which will allow for additional shrub and tree borders.

3.4 Trees: A Tree Constraints Survey and Report as well as an Arboricultural Impact Assessment have been prepared by Mark Hinsley and submitted as part of this application. This information acknowledges the quality of various trees in and around the site and proposes solutions to developing the site, whilst retaining as many of the trees as possible.

3.5 Ecology: An Ecological Impact Assessment and Biodiversity Net Gain Assessment have been prepared by Ecosupport and submitted as part of this application, as such I look forward to receiving any comments from the Councils Ecologist.

4.0 CONCLUSION

4.1 The proposed scheme with the siting of the new dwelling and garage have been designed to provide a development which is considered suitable for its location and in keeping with the character of the surrounding area. The new dwelling is also located in an area where the principle of development is considered acceptable by the Council. The overall design and appearance of both the new dwelling and detached garage is sympathetic to the streetscene and the adjacent properties. The new vehicular access into the site is easily achieved and will not have any adverse impact on the residents of Botley Road.