



Design & Access Statement

New Dwelling

**Swinley
Pylands Lane
Bursledon
Southampton
SO31 1BH**

Client:	V Hoodless and C Hoodless
Date of Survey:	22 July 2024
Prepared by:	BPS Design Consultants Ltd Seafields Dodwell Lane Bursledon Southampton SO31 1DJ

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1.0 Introduction

Instructions were received from V Hoodless and C Hoodless to prepare a planning application for a new dwelling in the rear garden of Swinley, Pylands Lane, Bursledon, Southampton, SO31 1BH.

2.0 Existing Site

The existing property has undergone some previous extensions and additions, and the newest applications are listed below: -

Planning History

Case Ref:	Proposal:
F/08/63591 - Swinley, Pylands Lane, Bursledon, Southampton SO31 1BH	Side conservatory • Valid date: 18/08/2008 • Type of Application: Full planning • Status: Decided • Decision: Permit • Decision Date: 07/10/2008

As section of the rear garden was sold off to facilitate the Barnfield Estate to the rear.

A recent application has been issued for the existing dwelling to raise the roof and extend to the side, with a major refurbishment.

3.0 Proposals

A summary of the proposals are listed below and as shown on the drawings list PL03, PL05, PL06, and PL07.

Main Dwelling

Construct a new dwelling to the rear of the plot and provide detached garages with a shared driveway.

The dwelling has been design so no overlooking occurs apart from on open ground.

Due to the nature of the designed estate behind there is adequate space and open ground to allow this to happen.

Since the construction of the estate behind the rear garden has become extremely over looked and not ideal for the residents of Swinley. By separating the site with a detached garage you get segregation and adequate space to provide 2 No dwellings on the plot.

The development of this back land would accord with all of the other back land developments along Pylands Lane. It makes sense to utilise this land for an additional dwelling.

Access to the site would be via the existing site entrance, leading to a shared drive and driveway to the rear property. The driveways would be permable block paving.

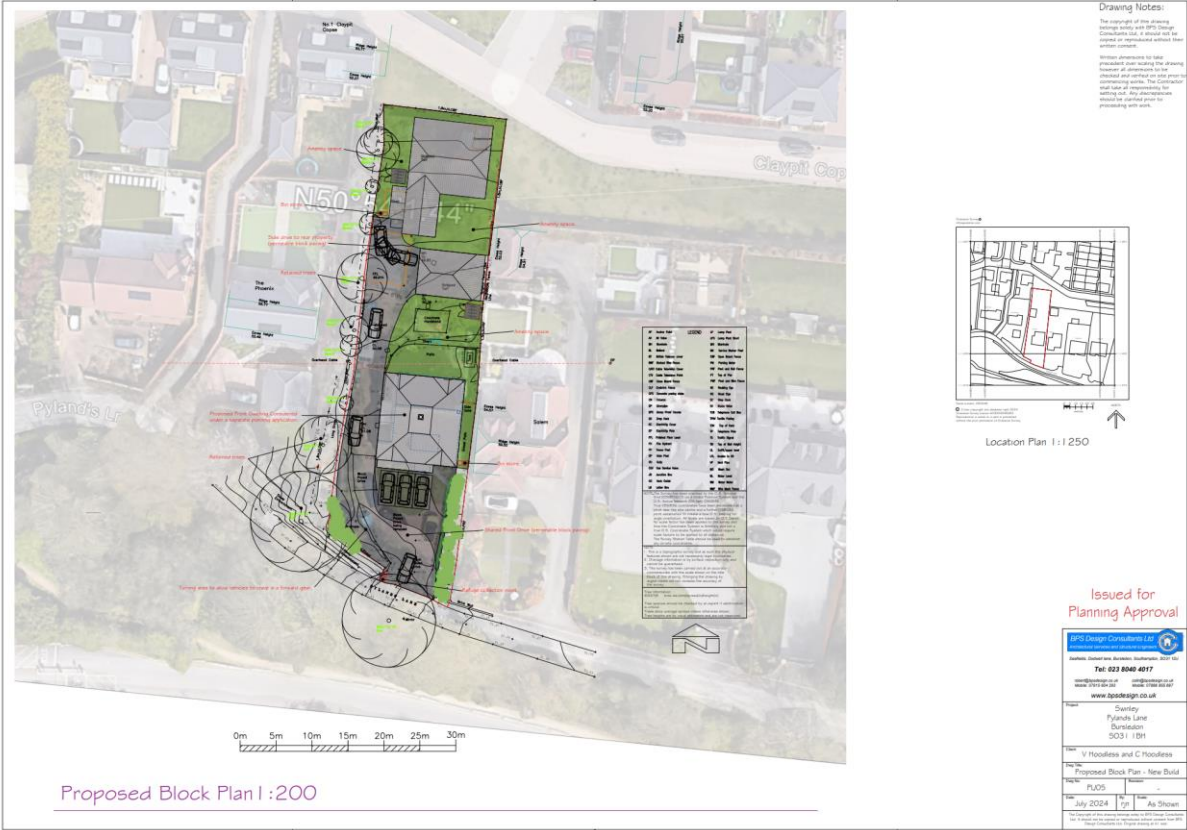
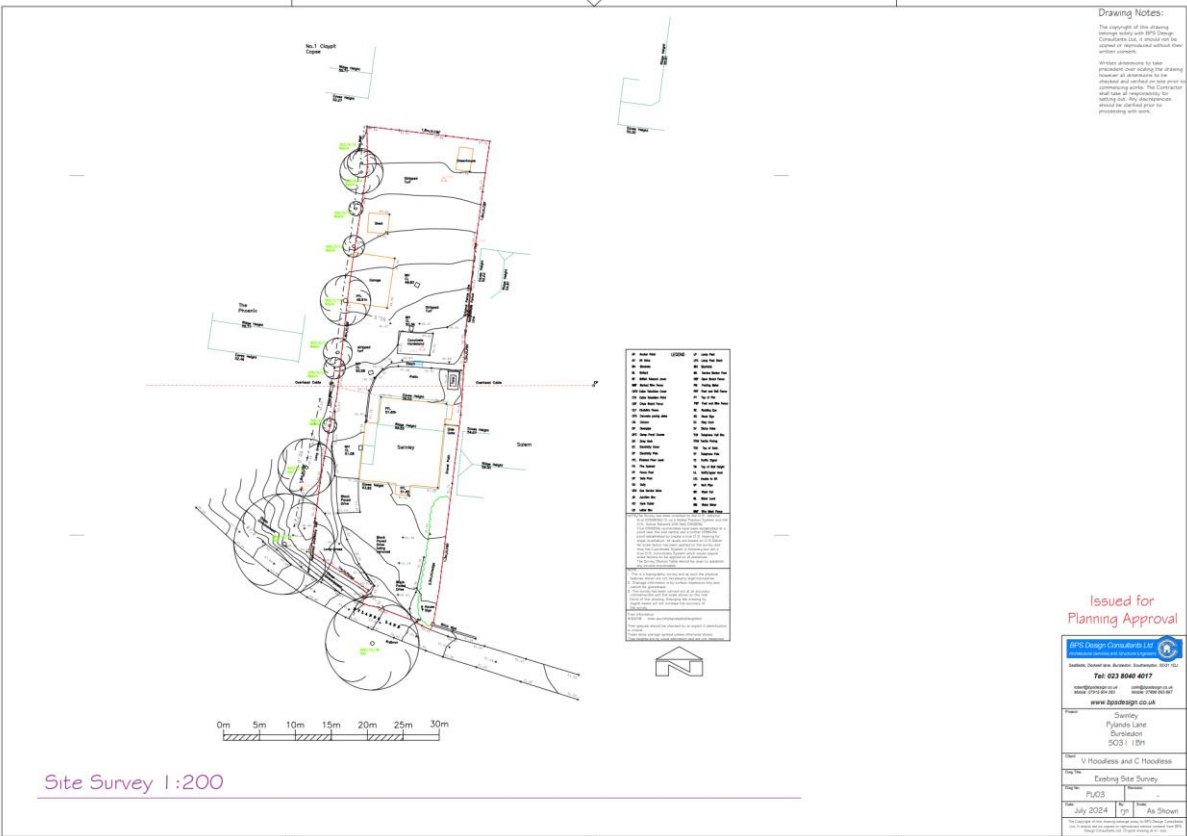
Existing boundary trees exist, these are in a poor condition and an arboricultural report has been comissioned to confirm status and effect of development of tree health. The trees were poorly looked after when the Bellway Estate was constructed.

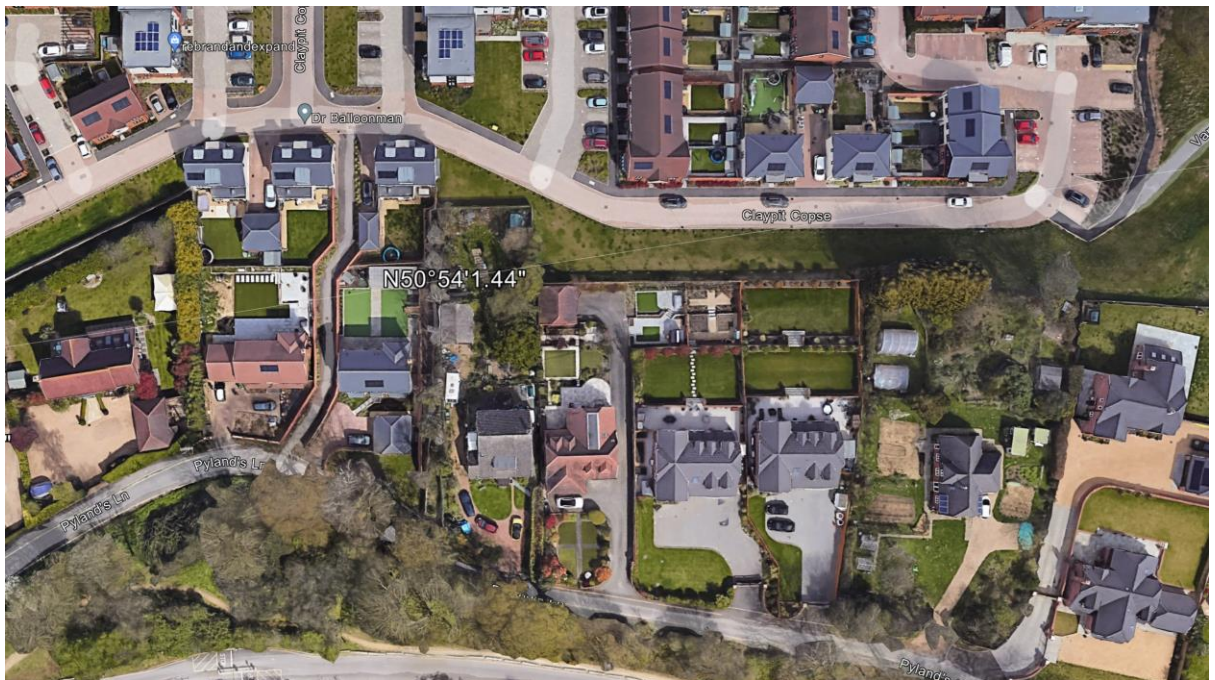
Both dwellings will have EV Charge points, Bat boxes, swift boxes etc.

The biodiversity on the site is very poor and as this will be a self build no further reports are required to demonstrate enhancement. However any addiional planting would in fact increase the biodiversity of the site no end.

Cycle stores will be provided to encourage use.

Bin collection point will be at the front of the property entrance as it is just now.





4.0 Summary

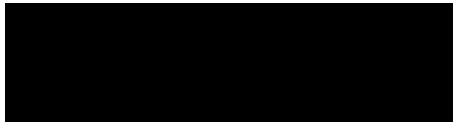
The new dwelling ad suggested changes proposed are sensible for the location and local context. It will enhance the street scene and make the proposed plot more in keeping with the recently developed neighbourhood. The area has recently seen back land development all along Pylands Lane and major refurbishments to front retained properties.

Swinley has been left untouched, which has left it behind in terms of development and look. So it would make perfect sense to bring this property inline with the neighbouring properties along Pylands Lane, in terms of size, design style and materials and make use of the rear garden for a new dwelling.

The site is large and can accommodate these changes with ease.

The area has no real set development type or style, and we would consider these changes/additions to be acceptable and in keeping with all other local developments/building forms in the area.

Authorised for BPS Design Consultants Ltd, 22nd July 2024



Robert Narramore IEng MICE
Managing Director