

DESIGN AND ACCESS STATEMENT
PROPOSED ERECTION OF 1NO. 3-BEDROOM DETACHED HOUSE
at
14 Kinsbourne Way, Thornhill, Southampton, SO19 6HB
For Sherfield Homes Ltd
by Wildern Architecture Ltd
October 2024

1.0 THE EXISTING SITE

The application site is in Kinsbourne Way, Thornhill on the junction with Kinsbourne Rise. The site consists of a 3-bedroom semi-detached house and a single storey detached garage. The house is similar in appearance to the surrounding properties with a hipped tiled main roof and brick fenestration and white uPVC windows and doors. Pedestrian access to the house is from Kinsbourne Way, whilst vehicular access to the garage is from Kinsbourne Rise to the side of the property where there is a dropped kerb. The site includes perimeter timber fencing and a number of trees and shrubs in the rear garden which is now overgrown. Thornhill is a densely populated residential area within close proximity to a number of local schools, shops and amenities.

Immediately surrounding the site there is a mix of residential development including houses and flats, with the most recent built in Kinsbourne Rise. The application site measures 270sq.m and slopes from the south-eastern boundary down to the north-western boundary. A tree survey and report, together with an ecological survey and biodiversity net gain calculations have been submitted a part of this application.



Fig.1 – Photo looking towards the north-west elevation of 14 Kinsbourne Way (semi-detached house on right).



Fig. 2 – Photo taken on the corner of Kinsbourne Way looking south-east along Kinsbourne Rise (14 Kinsbourne Way on left).



Fig. 3 – Photo taken looking south-east towards the rear garden at 14 Kinsbourne Way.



Fig. 4 – Photo taken from Kinsbourne Rise looking north towards the rear elevation of 14 Kinsbourne Way with the dropped kerb on the right allowing vehicular access to the detached garage.



Fig. 5 – Photo taken from Kinsbourne Rise looking north-east towards the fenced off rear section of garden at 14 Kinsbourne Way.



Fig. 6 – Photo taken from Kinsbourne Rise looking north towards the rear garden of 14 Kinsbourne Way with the dropped kerb (far left).



Fig. 7 – Photo taken from Kinsbourne Rise looking south-east towards the dropped kerb (foreground) and the rear garden of 14 Kinsbourne Way.

2.0 PRE-APPLICATION ADVICE

2.1 A pre-application was submitted to the Council on the 3rd July 2024 and a written response was received on the 23rd August 2024 (Q/24/97703).

2.2 The response from the Planning Officer Dorothy Hei-Tung-Hoh was largely supportive of some form of development on the site, subject to amendments to the scheme.

2.3 The main areas of concern raised by the Planning Officer included the new dwellings relationship to Kinsbourne Rise and to the surrounding properties. As such, the proposed scheme has been amended accordingly to concur with the Officers comments to overcome any concerns. Particular attention has been given to the dwelling now facing on to Kinsbourne Rise, adding interest to the street scene and appearing more in keeping with the surrounding properties. Attention has also been given to preventing any overlooking or the new dwelling appearing overbearing to any of the neighbouring properties. This has been achieved by proposing obscure glazed windows at first floor level and maintaining the required distances to surrounding properties.

3.0 THE PROPOSAL

3.1 The proposal is to erect a 3-bedroom detached house in the rear garden of 14 Kinsbourne Way. The house will have a gross internal floor area of 105sq.m that satisfies the National Space Standard requirements, with generous amounts of space given to each of the rooms. It is considered that the size and appearance of the house is now appropriate for the application site and will be very much in keeping with the surrounding area. The layout of the house and orientation means that there will be no adverse impact on neighbouring properties both in terms of overlooking and privacy. The house will have a hipped pitched tiled roof and brick fenestration, with white uPVC windows and doors. The 'front' of the new dwelling now looks out on to Kinsbourne Rise at the request of the Planning Officer, in order to provide interest and a better relationship with the streetscene.

3.2 Site Layout: The proposed house will be located adjacent to the pavement running along Kinsbourne Rise. The position of the house on site will allow for areas of greenery and will include a private rear garden of 80sq.m, which will include new perimeter close boarded timber fencing for security. The main roof of the house has a pitch of 30 degrees which will keep the overall height relatively low, so as to be in keeping with the surrounding properties and not appear over-bearing.

3.3 Access and Parking: A new 1.8m high close boarded timber fence will be erected near to the existing garage which will be used as storage for 14 Kinsbourne Way. Vehicular access for the new dwelling will be via the existing dropped kerb on Kinsbourne Rise and will provide access to a driveway that will accommodate at least 4 vehicles. As well as parking on site, there is also ample on-street car parking along Kinsbourne Rise if necessary.

3.4 Bin and Bike Storage: The house will include a secure bike store located to the side of the property, which will be accessed via a secure gate. The bin store will be located at the front of the property and occupants will be able to leave the household or recycling wheellie bin on Kinsbourne Rise ready, for collection on the appropriate day.

3.5 Ecology: A full ecology appraisal of the site and biodiversity net gain calculations have been submitted as part of this application to comply with current Policy.

3.6 Trees: A full arboricultural survey and report have been submitted as part of this application which concludes that the proposed development will not be harmful to any of the trees surrounding the site.

4.0 CONCLUSION

The application site is located within a sustainable location and is within close proximity to many local amenities and transport links. It is located in a large residential area and the house has been designed to appear most appropriate to the site and the surrounding area. The proposed positioning and orientation of the house has now been presented to concur with the Planning Officers comments as part of the pre-application that was submitted. The proposed scheme now relates successfully to Kinsbourne Rise and avoids any overlooking to neighbouring gardens or properties. My client would now ask the Council to offer support for the scheme by approving this application.