

DESIGN AND ACCESS STATEMENT
PROPOSED ERECTION OF 2NO. SEMI-DETACHED 2-BEDROOM BUNGALOWS
on
Land to the rear of 6-8 Sedgwick Road, Eastleigh, SO50 6FB
For Sherfield Homes Ltd
by Wildern Architecture Ltd
May 2025

1.0 THE EXISTING SITE

The application site is in Sedgwick Road, Eastleigh, behind no.6-8 which are two semi-detached houses. Both houses have brick fenestrations with pitched concrete tiled roofs and white framed uPVC windows and doors. There is an area of side garden and a single storey extension to the south of no.6 and both houses have large rear gardens to the east. There is currently off street car parking on the frontage accessed via dropped kerbs for at least 3 vehicles for both houses.

Immediately surrounding the site there is a mix of residential accommodation, including houses and flats with some recently built opposite the site. There are several examples of newer infill/back land housing developments, including some along Sedgwick Road in close proximity to the site. The site is close to Eastleigh Town centre, as well as many other local amenities and transport links including the M3.

The application site measures 660sq.m and is relatively flat with a slight slope upwards from south to north. Along the southern boundary of the site is an oak tree which has a TPO. An arboriculturist survey and mitigation report forms part of this application to overcome any concerns of developing the application site.

A previous application was refused (F/24/98399) on 8th January 2025 by the Council for a scheme that included 2-detached bungalows. The reasons for objection included concerns of daylight and sunlight for occupants of dwelling 2, due to its proximity to the TPO oak tree, as well as lack of information being provided to demonstrate that the oak tree will not be harmed by the development. The proposed scheme now submitted shows the position of dwelling 2 located further away from the oak tree, as well as information from the Arboriculturist to demonstrate how the development will not harm the tree.



Fig.1 – Photo of the front elevations of 6-8 Sedgwick Road (no.6 on right).



Fig. 2 – Photo of 6-8 Sedgwick Road with the parking area and side area of no. 6 shown on the right.



Fig. 3 – Photo of 6 Sedgwick Road showing the car parking and side area with the TPO in the background and adjacent flats.



Fig. 4 – Photo showing an example of other residential buildings opposite the site.



Fig. 5 – Photo showing an example of other residential buildings opposite the site.



Fig. 6 – Photo showing the rear elevation of 6-8 Sedgwick Road (no.6 on left).



Fig. 7 – Photo taken from the rear garden of 6 Sedgwick Road looking east towards the back garden and surrounding houses in the background.



Fig. 8 – Photo taken from the rear garden of 6 Sedgwick Road looking south-west towards the rear garden of 8 Sedgwick Road and the adjacent houses in the background.



Fig. 9 – Photo taken from the rear garden of 6 Sedgwick Road looking north towards the rear garden of 8 Sedgwick Road (foreground) and the adjacent houses and rear gardens in the background which back on to the application site.



Fig. 10 – Photo taken from the rear garden of 6 Sedgwick Road looking along the south boundary towards the oak tree that has a TPO.



Fig. 11 – Photo taken from the car parking area on the frontage of 6 Sedgwick Road showing the oak tree on the southern boundary.

2.0 THE PROPOSAL

2.1 The proposal is to erect 2 x 2-bedroom semi-detached bungalows in the rear gardens of 6-8 Sedgwick Road. The bungalows will both have gross internal floor areas of 65m², that more than satisfies the National Space Standard requirements for 3 persons, with generous space given to each of the rooms. It is considered that the bungalows are appropriately sized to the application site, and they will not appear over-bearing or create any adverse overlooking issues to the surrounding properties. The bungalows will each have brick fenestration, with low pitched concrete tiled roofs to match the character and appearance of many of the surrounding properties.

2.2 Site Layout The proposed bungalows will not be visible from Sedgwick Road and their arrangement allows sufficient private garden areas as well as additional soft landscaping areas. The low roof heights of the bungalows will retain the openness of the area to the rear of 6-8 Sedgwick Road.

2.3 Access and Parking: The existing vehicular access onto the frontage of 6 Sedgwick Road will be re-used to access the application site to the rear via a new driveway. Some of the remaining frontage of 6 Sedgwick Road will be converted into an area providing off street car parking for at least three vehicles. The existing off street car parking for 8 Sedgwick Road will not require any alteration. The new driveway to the side of 6 Sedgwick Road will provide access for occupants, with both bungalows having two car parking spaces each. Visitors will be able to use the off-street parking along Sedgwick Road of which there is an ample amount of. The driveway and parking area will be constructed as per the accompanying arboricultural impact report so as to prevent any damage to the roots of the oak tree, and with a significantly reduced area of hardstanding compared to the previously refused application. These areas will allow for the easy manoeuvring of vehicles for occupants, as well as for delivery vehicles.

Around the perimeter of the site and to divide the garden areas, there will be new 1.8m close boarded timber fences erected to help provide privacy and security.

2.4 Bin and Bike Storage: The bungalows will each have a secure bike store located within the private garden areas, with bin stores located in convenient locations. Occupants will be able to walk the household or recycling wheelie bin to the end of the driveway, ready for collection along Sedgwick Road on the appropriate day.

2.5 Ecology: A full ecology appraisal of the site has been submitted as part of this planning application to show compliance with current Policy.

2.6 Nutrient Mitigation: A nutrient budget calculator has been submitted as part of this application, and it is my client's intention to use Eastleigh Borough Council for the mitigation.

3.0 ACCESS TO COMPLY WITH PART M

3.1 The new dwellings will be built to comply with Part M and Policy DM29 of the Eastleigh Borough Local Plan.

3.2 To comply with Part M the new dwellings will include items such as a level threshold to the front door entrances and the appropriate internal size doors to each of the rooms.

4.0 SUSTAINABLE DRAINAGE

4.1 The submitted drawings show my clients intention to drain the surface water for each of the dwellings to a suitably sized soakaway. The site also includes large areas of permeable paving and soft landscaping to allow for surface water to naturally drain into the ground.

5.0 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 bungalows have been designed to appear most appropriate to the site and the surrounding area. The proposed scheme is in keeping with recent infills/back land development in the area and along Sedgwick Road.

The revised scheme shows both dwellings now located at a suitable distance from the oak tree, so that it does not have a significant enough impact on daylight and sunlight for this be a reason for objection. The layout for each dwelling allows for the main living areas to be situated so that they do not look towards the tree, in order to provide a feeling of openness and to help provide sufficient daylight and sunlight. The layouts allow for either en-suites/bathroom or bedrooms to look towards the tree, which do not typically require large amounts of daylight or sunlight for occupants. On balance, my client believes that the revised scheme should be acceptable to the Council and would therefore ask for their support.