

DESIGN AND ACCESS STATEMENT

**LAND ADJACENT TO PEAR TREE COTTAGE, BOTLEY ROAD, HORTON HEATH,
SO50 7DT**

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

for

SHERFIELD HOMES LTD

by Wildern Architecture Ltd

June 2025

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 Pear Tree 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 AND PREVIOUS PLANNING APPLICATION

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.

2.2 A planning application was submitted to the Council in February 2024 for a similar scheme to that now proposed (F/24/96914). The application was withdrawn on the 12th April 2024 due to some outstanding items that required further attention. These included concerns raised by the Tree and Ecology Officer, as well as Exolum who manage the pipeline that runs across the site. These items have now been addressed as part of this new application with the documents submitted and with details outlined below.

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 is deliberately positioned to provide the agreed stand-off distance with Exolum to the pipeline which crosses the site. It is also positioned at a suitable distance from Botley Road to provide privacy for occupants as well as to provide ample green areas. The gross internal floor area of the dwelling is 126sq.m / 1,356sq. ft which meets the requirement for the National Space Standards. The proposed detached garage has been positioned outside of the stand-off distance to the pipeline and close enough to allow for car parking. The garage will allow for the storage of a single vehicle as well as bikes and garden household items.

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 2 double bedrooms and 2 single bedrooms, with also a family bathroom and an en-suite to bedroom 1. The external appearance of both the house and the garage reflects some of the local housing that has been constructed in the last 20 years. This includes pitched tiled roofs, dark timber cladding and brickwork.

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. This item was not considered as a reason for objection in the previously approved application. 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 application site will include 1.8m close boarded timber fence along the southern boundary with Pear Tree Cottage, to provide security and privacy for occupants. Along the remaining boundaries a 1m high close boarded timber fence is proposed to allow for views and a feeling of openness. To the sides and in front of the property there will be large areas of private garden space which will allow for additional shrub and tree borders. A bin store is located along the path to the car parking and garage from the house so that occupants will be able to leave the appropriate bin on Botley Road for the collection of either normal household waste or recycling.

3.4 Trees: An up-to-date 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.

3.5 Ecology: An Ecological Impact Assessment and Biodiversity Net Gain Assessment have been prepared by Daniel Ahern Ecology to reflect the current site conditions.

3.6 Pipe: Extensive consultation has taken place with Mr Carl Sadler at Exolum reference the position of the new dwelling on site, as well as the designated areas of soft and hard landscaping. The submitted site plan drawing provides the position of the pipeline, and the stand-off distance dimensions agreed with Exolum.

4.0 CONCLUSION

4.1 The proposed scheme now presented successfully overcomes any concerns regarding the position of the pipeline that crosses the site, as well as providing more than sufficient areas of soft and hard landscaping areas to provide amenity space and parking. 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.



Fig.1 – Photograph of the site (centre) bordering Botley Road with the house at Dunrovin in the background (right).



Fig.2 – Photograph taken opposite the site along Botley Road.



Fig.3 – Photograph of the site bordering Botley Road with the house at Pear Tree Cottage in the background.



Fig.4 – Photograph looking towards Botley Road from within the site.



Fig.5 – Photograph taken from within the site looking towards the side elevation of Pear Tree Cottage.