

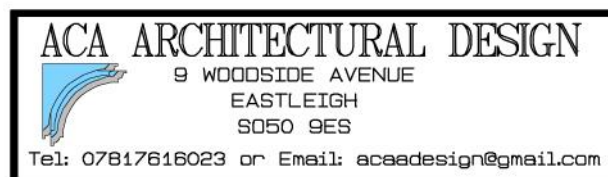
PLANNING DESIGN & ACCESS STATEMENT

in respect of

2 Replacement dwellings with associated car parking
and amenity

at

54 & 54B Denzil Avenue,
Southampton
SO31 5BA



INTRODUCTION

The proposal is to demolish the existing building and construct 2 replacement dwellings with an additional drop kerb/access, a pre-application enquiry reference Q/25/98899 was submitted back in February 2025 which has been fully considered and reflected in the design.

SITE LOCATION AND DESCRIPTION

The rectangular plot measuring 12-14.9m wide and 33.7m deep is located on the north west side of Denzil Avenue. The vacant two storey building is at the tip of the road with a single storey bungalow to the rear (number 54) which has access sandwiched by this plot and the neighbouring detached dwelling (number 56). These 3 buildings break the rhythm of two storey pairs of semi-detached dwelling which dominate the Avenue.

The site is located in a residential area and is close to schools, shops and other amenities, is not located in a conservation area and there are no Tree Preservation Orders protecting the trees.



Existing front and rear elevation of subject building with southern flank wall being propped for structural integrity.

Principle of development

The application site lies in the settlement boundary wherein the principle of residential development is acceptable subject to the consideration of all relevant Local Plan Policies.

Amount

The existing building contains a ground floor two bedroom flat accessed from the side entrance door and a one bedroom unit at first floor from the central front entrance door. The proposal is to replace this with a pair or semidetached 3 bedroom two storey houses.

Layout

The proposal will provide two on site car parking spaces at the front with small garden area enclosed by low brick wall similar to the existing pairs of dwellings that exist in the locality, there will be entrance doors located to each side of the new 3 bedroom houses.

The design of the proposed dwellings ensures habitable rooms provide natural surveillance across the garden areas, receive the best possible amount of light without creating overlooking to adjoining residential amenity

The internal floor area of 101sqm meets national space standards for a 3 bedroom two storey 5 person unit whilst the 10.1m rear garden depth achieves over 60% of internal gross floor area which as required by design guidelines.

Scale

The height of the new dwellings at 7.6m to ridge compared to existing which is 6.3m is not considered to be significantly more visually intrusive in the landscape, and would respond positively to the immediate/dominate built form found in the area.

The proposed property is to be sufficiently offset from adjoining properties to ensure that appropriate levels of residential amenity can be established for both existing and proposed residents.

Density

The density does not alter however what is significantly improved is the access to private amenity area to the rear whilst the new dwellings would be well screened and benefit from its own car parking with any detrimental impact on the living conditions of existing or future occupiers.

Appearance

The simple two storey traditional design form aims to create a visual and sympathetic setting for our proposed development in relation to its wider environs. The proposal draws upon the character of the properties within the area which is dominated by hipped roof forms whilst at the same time the external finishes of the proposed dwelling represent good local vernacular detailing and design in keeping with other developments in the vicinity.

Landscaping and boundary treatment

Boundary treatments to the rear will remain unaltered and repaired where necessary) with additional planting to soften the impact of development, low planting and soft landscaping. A

new 1.8m high close boarded fence is proposed to separate the new house from existing supplemented by planting

Access

The existing vehicular access to Number 54 will remain whilst a new drop kerb and entrance will be formed to serve Number 54b. The approach to the development and the main entrance door threshold will be designed to allow ambulant access that will comply with current design standards as set out in the building regulations, 2004 Edition Part M. So therefore in terms of access the proposals are compatible with relevant government guidance and legislation concerning access for the disabled, including not only those in wheelchairs but also the ambulant disabled, and those with sensory impairments.

Highways

The level of parking identified is in accordance with the adopted parking standards as outlined in local authority parking standards and is considered that there is sufficient space on site to accommodate the parking spaces that would be required to serve two residential unit by means of 2 allocated parking spaces per dwelling.

Ecology

A report will be prepared to accompany any planning application submission

Nitrate Mitigation

A occupancy calculator has been completed and submitted which confirm no mitigation required.

Refuse & Cycle Provision

In terms of cycle provision, one cycle space is being provided within secure storage for the new dwellings

The provision of refuse will be in the form of two wheelie bins, one for general waste and the other for recycling material. The waste bins will be stored in a secure area located near to the proposed build with area at front allowing for convenient collection by the local refuse service

Flood Risk Assessment

The application site is not located within Flood Risk Zones 2 and 3 and as such a Flood Risk Assessment is not required.

Conclusion

The site is located in a residential area which comprises two-storey dwellings. The proposed development is considered a significant improvement to the character of the area and enhances its setting.

The application site is located within the urban settlement boundary where general policy states that when considering planning applications, the Council will apply the presumption in favour of sustainable development; this policy mirrors the requirements of the NPPF.

Policy sets out that development will be focused within the defined settlement boundaries as well as on previously developed land. The policy goes on to set out the Council's Housing requirement and indicate that this will in part be delivered through development or redevelopment within settlement boundaries. The supporting text makes it clear that some of the Council's housing requirements will be delivered through windfall sites such as the application site.