

Design & Access statement

For

Dated August 2021

The site at the front of

46, Station Road,

Netley Abbey

Hampshire

SO31 5AF

This is to be read with the application to Build a single new Dwelling on this site for the owner Mr N Boyes, who has owned this site for some time

The drawings show the detail of the proposal on the application for a 4 Bedroom House. With Hard standing at the front for the parking of 3 Cars with can arrive in a forward gear and leave in a forward gear

The design is of a suitable size to match the [properties in Station road and can be seen from the street scene drawing supplied with the application

LOCATION

The site is easily identified as is in Station Road and there is a gap where no 46 is now but set back a long way so from a street scene there is a large gap at present onto the road and is very suitable for a new Build to be located in this vacant position and the proposal is to apply to Build a New four Bedroom detached house in Keeping with the other local Properties.

However, it should be pointed out the variation of styles and types of property in this road is immense. See pictures below





ACCESS

As can be seen from the Location and Block plan, the Access to the site is very good and has been laid out to achieve the easy access the new property and the existing no 46 station road in the rear of the site.

Attached to this document at the end is a rough sketch of the existing property as the main entrance to it will be moved to the side.

A new Drop kerb needs to be installed as the main access from the road is now on the South west side and at present it is on the North east side (See Location and Block Plan).

The front of the site from the road is shown Below.



These pictures are showing the road from Both direction as you come to the site



Therefore, the site line will be as good as all the other properties along this road if not better with off street parking

SITE SPECIFICATION

The site from the present house to the pavement is in total is 406 SQM. This includes the driveway at 3m wide all the way up the site.

The footprint of the proposed property is 73 SQM and therefore only occupies 18% of the site and has a rear garden of 11.2M and parking for 3 / 4 cars.

The ridge is 7.4m which is similar to the two neighbouring properties and therefore is in proportion to the similarly designed house either side

The present property at 46 has an extensive garden to the rear/ Side

There is Water, Electric and foul drainage to the Site already so therefore services are to the site now but may need moving for the new Proposal.

Detailed Plan and Elevation drawings show all this information to scale

The re- design for the existing Bungalow is included in this application as the front door would need to be moved to the side

The drawings attached to this application show the changes to be made to the existing property on the site so that the total site works well.

HISTORY

There have been some 13 applications over the years to develop this space at this address

The two that are of note and are of interest for this application because they both give permission for the erection of a detached dwelling on this site.

F/12/70173 46 Station road Netley AbbeySO315AF

Valid date 17/01/2012

Erection of one 3 Bedroom House as a Detached dwelling

Planning permission granted 12/04/2012

And secondly

F/15/76344 – 46 Station road Netley Abbey SO31 5AF

Valid date 16/04/2015

Erection of one 3 Bedroom Detached dwelling with associated Access and Parking.

Planning permission granted 10/06/2015

Both these applications were granted and the difference is that this application is for a Four bedroom Detached dwelling

CONCLUSION

This is an ideal site for a permanent dwelling and is not in

A Conservation area

No sites of Special Interest are anywhere near

Not in a National park

Not a World Heritage site

Or an area of outstanding Natural beauty

It is a very nice area this design will fit the local surroundings and therefore we seek permission to build the Proposed Dwelling.

NITRATE ISSUE AND SOLENT MITIGATION CONTRIBUTION

The applicant will be using the Eastleigh Planning Nitrate contribution system and the Nitrate Budget calculator has also been supplied with this application

The applicant has agreed to make this payment and will make this contribution as requested

We also further agree to make the Solent Mitigation contribution as requested and that will be £801 for a 4 Bedroom dwelling confirmed by Eastleigh Planning in an email dated 10th August 2021

The Authority will invoice both amounts due at the appropriate time direct to the applicant.