

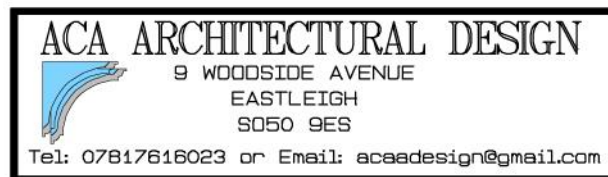
PLANNING DESIGN & ACCESS STATEMENT

in respect of

Erection of Replacement dwelling, amendment to
F/19/85935

For

AT building & Construction
32 Valley Road,
Chandlers Ford
SO53 1GP



INTRODUCTION

This planning application is for an amendment to the replacement dwelling approved back in Wednesday 12th May 2021 reference F/19/85935 with the following changes;

- Setback 0.5m from approval
- Building footprint increased by 10sqm
- The new flood levels on the site are all higher than the 2019 data however the worst case remains for both the 100 year and 1,000 year flood at 29.24m AOD so the finished floor level will remain as approved at 79.31 AOD
- 2 dormers and roof windows at rear rather than the 3 approved.
- Internal layout change at first floor to have rear facing bedroom served by roof window (obscure glazed dormer retained as approved)
- Raised patio area increased

Principle of development

Established via planning permission F/19/85935

Amount

4 bedroom detached dwelling as approved except for increase in 10sqm of footprint

Layout

As approved except for internal layout change at first floor to have rear facing bedroom served by roof window and obscure glazed dormer retained which is set at an oblique angle and 17m from the existing first floor window of 30 Valley Road, pertinently the approved scheme back in 2019 had obscure but openable windows on this rear elevation which was considered acceptable with regard to impact on neighbouring amenity.

Scale

As Approved

Appearance

As approved F/19/85935 and DC/25/100138

Landscaping and boundary treatment

As approved F/19/85935

Highways

Car parking as approved F/19/85935

Ecology

As approved under reference DC/25/100138

Refuse & Cycle Provision

As approved under reference DC/25/100138

Flood Risk Assessment

As Approved

Conclusion

The new owner of the site has taken the responsibility and opportunity to improve the layout and mitigation in terms of flooding since it was granted back in 2021, we request officer support.