

**Design and Access Statement For a Replacement Dwelling at
Chestnut Cottage Sheldons Lane
Hook
Hampshire
RG27 9LH February 2021**

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1 Introduction

- 1.1 This Design and Access Statement accompanies the submission of a Full Planning Application for a replacement dwelling at Chestnut Cottage, Sheldons Lane, Hook, Hampshire RG27 9LH.
- 1.2 The proposal is to demolish the existing two storey dwelling and replace with a new chalet-style dwelling.
- 1.3 A previous planning application 17/02154/HOU was approved for the erection of a combined garage annex along with the demolition of existing garage.
- 1.4 The integrated garage to the annex is currently servicing the annex.
- 1.5 This proposal is to regularise the garage from the application 17/02154/HOU, to allow it to continue providing services to the main dwelling.
- 1.6 The retention of the garage will allow the hosting of a discrete sustainable solar photovoltaic (PV) installation. The new dwelling is unsuited to a solar panel installation due to orientation and roof design. The garage will provide secure storage location of a minimum of 2 cycles.

- 1.7 Pre-application advice was received from Suzanne Knowles of Hart District Council Planning Department on 16 December 2015 confirming that the principle of a replacement dwelling in this location was acceptable
- 1.8 This Design and Access Statement will demonstrate that the proposal provides a well- designed and appropriate scheme which fits in well with the surrounding area and complies with Hart District Council’s policies for replacement dwellings in the settlement area of Hook.

. 2 Assessment of the Site

- **2.1 Physical Context of the Site:** The application site is located on the south west side of Sheldons Lane, close to the junction with London Road (A30). The existing dwelling is set back over 27m from its front boundary which comprises a 2m high fence and mature trees and shrubbery. The topography of the ground in and immediately surrounding the site is generally level.
- **2.2 Social Context of the Site:** The surrounding properties are all residential dwellings.
- **2.3 Economic Context of the Site:** The proposed new residence replaces an existing dwelling and therefore there is no change to the economic context of the site.
- **2.4 Community Involvement:** Immediate neighbours have been shown the application proposals. The occupiers of the other neighbouring dwellings will be consulted as part of the application process.
- **2.5 Evaluation of Opportunities and Constraints:** There is currently a two storey dwelling on site of no particular architectural merit. The proposal seeks to replace this with a family home more in keeping with the general pattern of development in the area.
The opportunity will be taken to utilise sustainable resources as follows:
 - i) Air source heat pump
 - ii) Installation of a ‘Whole House’ ventilation system and highly insulated building fabric
 - iii) Solar photovoltaic (PV) panels to garage roof



Garage south east elevation for proposed solar PV

- The existing dwelling has no sustainable features.

3 Development of the Design

3.1 Surrounding Area:

- 3.1.1 There is a range of design styles for the dwellings surrounding the application site. These vary from 1970s/1980s chalet style bungalows through to typical 1990s style detached dwellings which in general, sit in spacious curtilages and create an attractive corner of Hook. Photographs of the houses which immediately adjoin the application site, Oaklands (to the south) and Hawthorn House (to the north) are shown below. These are typical of many of the houses in the immediate vicinity of the site.

Oaklands House (Neighbouring property to the South)

Hawthorn House (property to the north)

- 3.1.2 The application site is fronted by substantial mature trees which mask the site when viewed from the east.
- 3.1.3 The application site is almost flat as are the curtilages of the surrounding houses, Oaklands, Mallows and Hawthorn House.



- 3.1.4 The site is accessed by a shared lane off the main access Sheldon's Lane, to the east of the application site. There is no change proposed to the existing situation.
- 3.1.5 The boundaries of the site are characterised by a close board fence and substantial laurel hedge in front, which largely masks Oaklands House to the south.

The southern boundary is also punctuated with small trees creating a generally sylvan setting to the rear of the site. The western boundary is characterised by a close board fence with a 1.9m high laurel hedge in front of the majority of it. The northern boundary comprises a substantial 1.7m laurel hedge and a close board fence of a similar height.

3.2 Existing Dwelling:

3.2.1 The host dwelling (shown in the photographs below) are in a different architectural style to either of the neighbouring properties shown above. This emphasises the mix of styles and form in the area.

Chestnut Cottage – part south east elevation



Chestnut Cottage – Looking south west along the north west elevation



Chestnut Cottage – part south west elevation



3.3 Proposed Design:

Chestnut Cottage – part north east elevation

- 3.3.1 Given this wide variation in architectural styles, there was no overriding necessity in the development of the design to follow the style of the existing dwelling or that of the immediate neighbouring properties. However, as part of the design development, consideration has been paid to the bulk and mass of the dwellings that surround it. Depicted on the proposed site plan, the proposed dwelling is shown to be commensurate in size to Oaklands House, Mallows House, Hawthorn House, Beech Tree House and Select House all of which surround the application site.
- 3.3.2 Suzanna Knowles noted in the pre-application response dated 16 December 2015 that:
“The orientation of the property is such that the front of the dwelling is actually located at the side of the property. The two neighbouring properties face the highway, therefore it may be of benefit when submitting an application for the replacement dwelling for the property’s main entrance to face the public highway”.
This advice has been followed and is evidenced and creates a more attractive frontage to Sheldons Lane which fits in with the pattern of development.

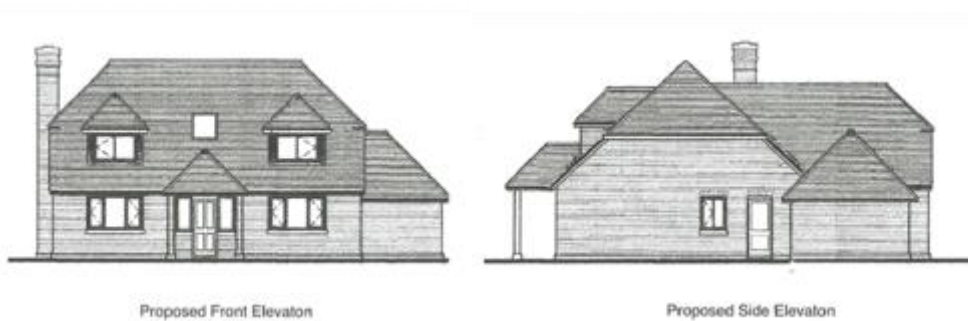
- 3.3.3 In order to pay deference to the style of the existing dwelling, a chalet style house has been designed.
- 3.3.4 Oaklands House to the south of the application site is a chalet bungalow with a ridge height 56.35m above datum whereas Hawthorn House to the north has a ridge height of 58.49m above datum. Therefore, the dwelling has been designed to have a ridge height between the level of these two dwellings at 56.99m above datum.
- 3.3.5 The style selected is a Chalet style which enables the eaves to be kept relatively low in relation to the neighbouring properties.
- 3.3.6 The proposed house is largely sited over the footprint of the existing Chestnut Cottage and has a footprint of 130.8m². The existing dwelling has a footprint of 126.91m².

3.4 Siting:

3.4.1 The siting of the proposed dwelling and its square plan form enables it to largely following the front and rear building lines of the neighbouring properties and give the opportunity to create a larger rear garden for the benefit of the occupier.

3.4.3 Shown below are the proposed elevations demonstrating the 'Chalet' style which has been selected:

Proposed north east front elevation Proposed north west side elevation



Proposed south east side elevation

Proposed south west rear elevation

Planning Application

- 4.1 15/02799/PREAPP Pre-application advice was sought from Hart District Council to establish whether the principle of a replacement dwelling was acceptable. The advice was received in a letter dated 16 December 2015. The planning officer summarised as follows:
“The principle of replacing the existing dwelling house with something larger could be acceptable in principle. However, further information would need to be provided in order to ensure the proposed development is not considered out of keeping within the street scene in terms of design, massing, position within the plot as well as potential impact it could have on the neighbouring properties.”
- 4.2 Planning consent was granted on 2 November 2016 (planning reference 16/02387/FUL) for the demolition of the existing dwelling and erection of a replacement of dwelling.

5 Hart District Council Local Plan Policy

5.1 Policy GEN(i)

PROPOSALS FOR DEVELOPMENT WHICH ACCORD WITH OTHER PROPOSALS FOR OF THIS PLAN WILL BE PERMITTED WHERE THEY:

- *I) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, material, layout, landscaping, siting and density;*
- *II) Avoid any material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation;*
- *III) Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;*
- *IV) Do not constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District;*
- *V) Include provision for the conservation or enhancement of the District’s landscape, ecology and historic heritage and natural resources;*
- *VI) Where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;*
- *VII) Have adequate arrangements on site for access, servicing or the parking of vehicles;*
- *VIII) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;*
- *IX) Do not create the need for highway improvements which would be detrimental to the*

character and setting of roads within the conservation areas or rural lanes in the District;

- *X) Do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;*
- *XI) Include provision for any necessary improvements to infrastructure and utilities resulting from the development;*
- *XII) Take account of the proximity of overhead cables and power lines;*
- *XIII) Avoid the installation of lighting, which is visually damaging to the character of the area.*

The proposal has been carefully designed in the light of policy GEN (i). Further description has been provided in the 'Development of the Design' section of this Design and Access Statement and the proposal is fully compliant with this policy.

5.2 Policy CON5

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT THAT WOULD HAVE A SIGNIFICANT ADVERSE EFFECT ON PLANT OR ANIMAL SPECIES OR THEIR HABITATS PROTECTED BY LAW UNLESS CONDITIONS ARE ATTACHED OR PLANNING OBLIGATIONS ENTERED INTO REQUIRING THE DEVELOPER TO TAKE STEPS TO SECURE THEIR PROTECTION'.

i) An ecological assessment was carried out by ERAs Consultancy and the report accompanies this application, along with an update January 2021. There is no evidence of protected species within or around the site and there is not expected to be any adverse impact on local wildlife caused by the proposal. The recommendations made in section 8.0 of the report will be followed.

- ii) An arboricultural report was carried out by Honey Tree Specialists Ltd and a copy accompanies this application. No trees would need to be removed to facilitate the proposal. The report concludes that there will be no adverse impact on any of the trees within or adjacent to the site caused by the proposal.
- iii) In addition to this, it is not proposed to change the area of hardstanding which exists in the vicinity of the root protection zone of the Chestnut tree, thereby ensuring its survival.

6 Use

- **6.1 Existing Surrounding Land Uses:** The immediately adjacent and opposite buildings are residential dwellings.
- **6.2 Proposed Use of Site:** Residential dwelling.

- **6.3 Interaction of Proposed Site Use with Surrounding Area:** The surrounding area is residential in nature and therefore this proposal would fit in well with the surrounding use of land.

7 Amount

- **7.1 Number and Type of Proposed Units and Density:** The proposal is for a replacement house and the regularisation to the garage and will result in no additional dwellings being provided. The site area is 0.13ha equating to a density of 7.7 dwellings per hectare (no change from existing).
- **7.2 Floor Area of Proposal:** The proposed new dwelling has a gross external floor area of 130.8m².
- **7.3 Relationship to Existing Buildings on the Site:** The relationship of the proposal to the existing buildings on site can be seen on Proposed Site (Block) Plan.

8 Scale

- **8.1 Height, Width and Length of the Proposal:** The front elevation of the proposed new dwelling is 11.01m. The maximum depth of the proposed new dwelling is 13.37m. The ridge height for the proposal is 7.06m.

9 Landscaping

- **9.1 Proposed Hard and Soft Landscaping (Private Spaces):** The plot is characterised by mature trees and planting and in the main, this attractive appearance will be maintained. The proposed works do not take place within the root protection area of any trees.
- **9.2 Opportunities to Improve the Landscape Character of the Site:** The site currently has the benefit of mature planting which will be retained and enhanced.

10 Access

- **10.1 Highway Access:** Access will be unchanged.
- **10.2 Pedestrian Access:** Access will be unchanged.
- **10.3 Public Transport Access:** No change from existing.
- **10.4 Cycle Access:** Access will be unchanged.
- **10.5 Parking Provision:** The garage accommodates parking for 2 vehicles. There is space for a further 4 vehicles to be parked within the driveway. The garage will also allow for a minimum of 2 cycles to be stored.
- **10.6 Refuse Access:** Site plan shows location of refuse bins.
- **10.7 Emergency and Service Access:** Access will be unchanged.

11 Conclusion

- 11.2 The proposed house has been designed to complement the site and surroundings by careful use of elevational articulation and high quality materials.
- 11.3 The proposed building will be a positive addition to the location.
- 11.4 The proposed replacement dwelling is fully in accordance with the saved policies of the Hart District Council Local Plan.
- 11.5 The proposed scheme supports several environmental measures and many sustainable elements will be incorporated as detailed above.
- 11.6 For the reasons set out above, we commend this application to you for approval.