

## DESIGN STATEMENT

### Ref: Plot 3, Land West of Oakleigh, Park Lane, Ropley

#### INTRODUCTION

This statement supports a planning application for a new house design to replace the approved design under permission 55567/017.

Plot 4 sits within a line of 5 new houses of which only plots 1, 2 and 3 have been built so far by their individual owners. Since permission was granted, the applicants aim to purchase the plot to built their own designed house. The proposed new owners of plot 4 therefore wish to change the design of the existing approved design to one which more suits their personal family requirements.

In addition to this Planning, Design & Access Statement, the application is also accompanied by the following supporting documentation:-

- Site Location Plan (Drawing No. Stanfords O/1203202) A4 drawing, scale 1:2500
- Site Block Plan (Drawing no. 21 RPL4-01) A3 drawing, scale 1:1000
- Proposed Site Plan (Drawing no. 21 RPL4-02) A1 drawing, scale 1:250
- Proposed Floor Plans (Drawing no. 21 RPL4-03) A2 drawing, scale 1:100
- Proposed Elevations (Drawing no. 21 RPL4-04) A2 drawing, scale 1:100
- Proposed Detached Garage (Drawing no. 21-PLR-G4) A2 drawing, scale 1:100
- Proposed Street Scene Elevation (Drawing no. 21 RPL4-05) A1 drawing, scale 1:250
- Proposed Landscaping Plan (Drawing no. 21 RPL4-07) A3 drawing, scale 1:250



View from plot 4 access looking West showing Bullfinches to the far right

## **APPLICATION SITE**

The application site defined as plot 4 currently comprises 0.165 ha of land sited in the middle of the field which borders Ross Farm and the western boundary of Park Lane.

The site is bounded by hedging along Park Lane and will have the properties as defined by plot 3 and plot 5 built either side. A ribbon of houses runs along Petersfield Road to the north and returns down the eastern side of Park Lane. The site is otherwise bounded by countryside.

The site is accessed off Park Lane which is narrow with passing places. The visibility splay to the junction have been improved as part of the original planning permission before plots 1, 2 and 3 were started.

The approved scheme of five houses formed a small extension to the existing ribbon of development on the western side of Park Lane. Although the field is open to the west, the site is screened and enclosed on its other boundaries, reducing its wider impact. This is particularly so to Park Lane where the existing hedging is to be retained and no trees or hedges are to be removed or interfered with in the course of the proposed development.

As such it is considered that any adverse impact would be limited.

## **DESIGN**

The proposals follow an analysis of the site and surroundings including a review of the constraints and opportunities as well as taking into account planning history and relevant planning policy.

The key issues which have been taken into account in developing the new design are set out as follows.

### **Opportunities**

- Sufficient site area to accommodate larger dwelling within plot in excess of an appropriate size and width for the context of the area.
- Permission already granted for 2-storey dwellings with established ridge heights.
- Permission already granted for a larger bespoke design.
- Proposed dwellings can be sited within naturally open areas that do not threaten the retention of any existing trees or hedgerows.
- All existing trees & vegetation can be retained to provide screening and ecological value.
- Application site is within an already approved ribbon of development along Park Lane so the impact of any proposed design change in this part of the site is minimised.
- Introduction of more design features such as large windows with plenty of natural lighting.

### **Constraints**

- Maintain acceptable distances between properties
- Impact on amenity of neighbouring properties.
- Impact on street scene from design change.

After looking over the existing approved design, the applicant prefers a different layout. Though the proposed new design is different it is still of traditional design and construction with pitched roofs above ground and first floor windows.

The new design, has a similar size footprint to the approved design but has a significantly less wide front elevation and therefore creates greater distancing between neighbouring dwellings and greater distances to boundaries.

The applicant wishes to continue from the example of plots 1, 2 and 3 for high end, high specification quality homes. The proposed new dwelling is to be constructed to the highest standards and will utilise high insulating materials with a relatively air tight envelope to minimise their carbon footprint and will exceed current building Regulation requirements.

## **BIODIVERSITY**

An Ecological report was commissioned for the application for the approved five dwellings which concluded that there should be no significant impact as a result of the development. The changes in the design of plot 4 will not add to any ecological impact.

## **ARCHAEOLOGY**

It is understood that there was no evidence of an enclosure within the western part of the field, outside of the development area and as such there is no archaeological impact. The changes in the design of plot 4 will not add to any archaeological impact.

## **NEIGHBOURING AMENITY**

The nearest dwellings likely to be affected by this proposal are the approved plot 3 and plot 5 once constructed.

The proposed new design for plot 4 is similar in size to the approved design, however the detached garage is bigger to provide garden storage and a home office for home working within the pitched roof space. Due to the generous plot width, the plot can easily accommodate the proposed house and garage with increased distances from boundaries compared to the approved design. As the design focuses views towards the front and rear gardens with limited windows facing sideways, the impact of neighbouring amenity as a result of this proposed new design would be limited.

The new design remains 2-storey and due to the height of the building and distances to boundaries there would be no loss of light or shadowing to neighbouring properties as a result of the design change.

## **SCALE**

The proposed new design remains 2-storey with a ridge height the same as the approved design. The new design for plot 4 remains of a similar scale and design to other properties in the locality and considerably smaller than other properties along Park Lane.

## **ACCESS**

Access would be via the existing access to Park Lane. Plot 4 would share access off a new service road with the other five houses.

School buses for the nearby secondary schools stop at the junction of Park Lane and Petersfield Road. The primary school is within walking distance and currently there are children walking and cycling to the school from the immediate vicinity of the proposed development.

Village amenities are within easy walking distance of the proposed development including the church, village hall, village shop and recreation ground.

Secure and dry cycle storage is provided within the detached garage.

The proposed scheme will comply with Approved Document M (Access to and the Use of Buildings) of The Building Regulations 2000

## **SUMMARY**

This Planning, Design and Access Statement has set out how the design team have developed the new design having regard to the site constraints and opportunities and the relevant planning history.

The proposed new design is a more bespoke design to suit the requirements of the new proposed owners of the land and will be built to their exacting standards. The new design is similar in size to that already approved and it will have a private garden of a size which is comparable with properties in the local area and which will benefit from appropriate levels of natural light, whilst also ensuring that there will be no unacceptable amenity impacts by providing ample distances to side boundaries.

Given the fact that views of the application site will only effectively be seen when stood directly in front of the access and are likely to be glimpsed at best through the dense hedging along Park Lane, there will be no material impact on the Residential Character as a result of the new design.

It is suggested that this new design represents an improvement on the existing planning permission by way of its narrower front elevation and reduced impact on the street scene.

The Local Planning Authority are respectfully asked to grant planning permission.