

ERECTION OF SINGLE STOREY DWELLING ON LAND TO ADJACENT TO 7 ROSTROP ROAD, NOCTON

DESIGN AND ACCESS STATEMENT

The Site and Planning History

The site is located to the Northern side of the village of Nocton.

The property is part of the larger Nocton Park development area. Rostrop Road is a cul de sac private road which has very little traffic, as it only has access to the dwellings that reside on the road.

The site is part of a very substantial garden surrounding the house at No 7 Rostrop Road to the southern and western sides.

The application site itself forms the western side of the property and is bounded on the north by Rostrop Road with views over open fields beyond; on the west by Habbanya Rise and on the south by a neighbouring house and property.

The boundaries to the North and West are planted with mature tall overgrown laurel and other species of hedging which screen views into the plot from its surroundings. The South and East are predominantly close boarded timber fencing with overgrown hedging adjacent to them.

An outline planning application for the erection of a two story family dwelling on land forming part of their dwellings curtilage (ref 06/0398/OUT) received planning consent in 2006 which has since lapsed.

A more recent Outline Planning application has been submitted and approved for the site under application 19/1215/OUT

The proposals are to locate the new dwelling with its own amenity space and parking with a new access off Rostrop Road.

Aerial View of the Site Location:



Site Photographs:



Approach to the site from Habbanya Rise (North Facing)



Approach from Rostrop Road (West Facing)



View Across Site from Rostrop Road (South Facing)



View of existing boundary Hedge (South West Facing)



View Across Site towards Rostrop Road (North Facing)



View of existing boundary Hedge (South West Facing)



View on Approach (North Facing)



View Across Site
(South Facing)



View Across Site
(South East Facing)

Opportunities and Constraints

Opportunities:

- The Site is situated in a predominantly residential area – the Site is therefore suitable for a new residential development as outline planning permission has been granted for a single dwelling.
- The Site is not constrained by existing buildings or landscape features.
- Any overlooking issues can be overcome by design.
- A majority of the boundary treatments can be retained in order to retain the existing feel to the property.

Constraints:

- The proposed access to the proposed dwelling should be suitable without causing any issues to the surrounding neighbours or Highways.
- The existing access to the 7 Rostrop Road is to be retained.
- It can be proposed to upgrade the boundary treatment if required.
- The scale and massing of the new building should be considered to ensure it sits comfortably with the adjacent properties.
- Ensure the surrounding buildings are not compromised. Any dwelling is to be constructed to a suitable size, scale and quality using materials to maintain the characteristics of the surrounding area.

Proposals:

Use – The existing use of the site is for a garden/ disused area as this has been hived off from 7 Rostrop Road which has its own amenity space and this space is currently not used.

Amount - The proposed dwelling will only be a two storey to match the surrounding dwellings on Rostrop Road and Habbanya Rise. The design will be in keeping with the surrounding area. The GIA footprint will be approx. 124.0m² (inc. garage) (1335 Ft²).

Layout – The proposed dwelling will be located in the centre of the site. The Layout will provide a kitchen/ living area to the rear with views onto the new garden.

The dwelling will only be a two storey and on the first floor will be the sleeping accommodation which houses 5 bedrooms, which does not over bear or overlook any of the other existing dwellings in the area.

The new dwelling has been designed to ensure, the outlooks don't provide sight into other dwellings so limited windows have been put on the East and West elevations to prevent any overlooking of the dwellings it faces. There are plenty of windows to the South elevation but this faces a blank gable wall to the property South which is 18.0m away. To the North are open view across the fields.

It is proposed the bins will be stored in the garden next to the gate, behind the high fence.

Proposed Floor Plan below:



Scale – The proposed dwelling will be a two storey dwelling of similar scale to the surrounding area.

Appearance – The proposed dwelling is designed to appear similar to the surrounding dwellings. The palette of materials will be similar to ensure a harmonious transition between the surrounding area and the proposed dwelling and reduce the

visual impact. It will use a facing brickwork and a dark grey tiled roof similar to various surrounding dwellings.

Front Elevations below:



Landscaping – Currently a large hedge border the North and West boundary. The East Boundary adjacent to 7 Rostrop road has a dilapidated fence with the South being predominately a old close board fence in bad disrepair.

A majority of the boundary treatments will be made good and maintained. The West boundary will have the hedge trimmed both in height and width to make this manageable taking it down to approx. 1.8m high. The North boundary hedge will be cut back and in a small section replace with a low-level brick wall, to increase the light into the property and improve visibility for both access into the site and the tight corner on Rostrop Road. The East and South will have a new fence installed to these boundaries.

There will be a new block paved driveway and maintenance path around the dwelling to access the south facing garden which will have a small paved patio adjacent to the dwelling.

The rest of the site will be lawn area.

Site Layout below:

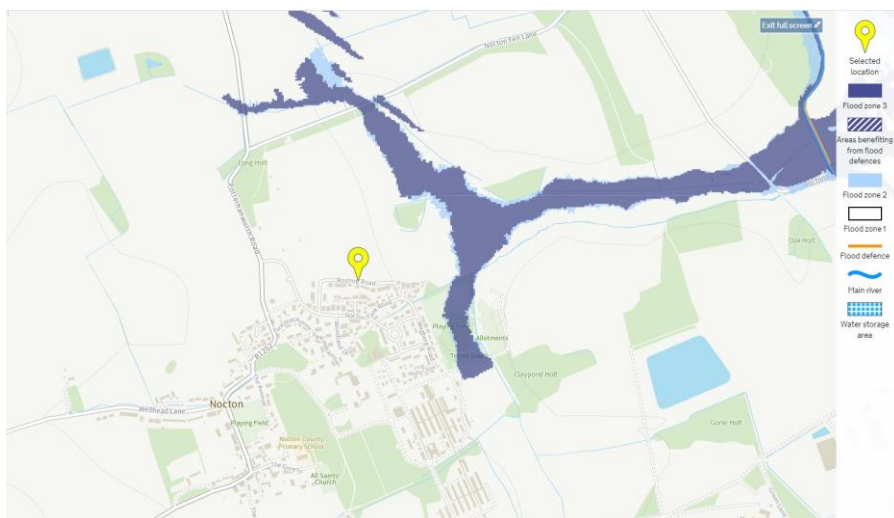


Access – The existing vehicle and pedestrian access from Rostrop Road to No. 7 will remain as existing. It is proposed to form a new vehicle and pedestrian access to the new dwelling which will sit adjacent to the existing.

A lamppost will require relocating and a section of hedge will require removing in order to create the new access.

Flood Risk:

The site is not within an area considered, by the Environment Agency, as being at risk of flooding.



Surface water – it is proposed to discharge surface water to the existing systems.

New areas of paving will either drain into adjacent soft landscaped areas or be of permeable construction.

Conclusion:

The proposed dwelling will use materials that will be of similar quality and appearance to those used in the surrounding area and will not have a detrimental impact.

The Dwelling will be of similar scale to the buildings in the surrounding the area.

This proposal will not adversely affect the existing area or any neighbouring properties.

The site will retain the existing feel to the area and not be dominant in any way.