

Design and Access Planning Statement

Dwelling

**Springhill Farm
West Common
SO45 1XL**

October 2023

Introduction

This Design and Access Planning Statement is submitted in support of the planning application for the new dwelling at Springhill Farm, West Common.

Site and context

The site known as Springhill Farm is a residential site along West Common.

The overall site consists of two main structures. The oldest structure is a pair of semi-detached properties dating back to the 1920's with a concrete air raid shelter from WWII. The previous family who owned the site purchased the property circa 1924 and the site was passed down through the generations. The family used to live in one semi and the other was rented out to another family.

The second structure is a bungalow constructed in 1987 together with a single garage.

West Common is a residential road with an eclectic mix of properties on both sides. Densities range from 12 dwellings per hectare to 23 dwellings per hectare. Although the lower figure is due to some properties have very deep rear gardens. Properties along the road are predominantly within 1 to 2 metres of their boundaries and filling the width of their plots.

Properties along West Common are predominantly two storey with only a few properties being single storey. The single storey properties are on the Springhill Farm side of the road, although the property immediately adjacent to Springhill Farm is two storey.

West Common's density has over the years gradually intensified. The 10 houses to the rear of Springhill farm together Hollymead adjacent to the site were constructed within the last 35 years, on land belonging to Springhill Farm.

Relevant Recent Planning History

Non relevant

Relevant Planning Policies

National Planning Policy Framework (2021)

Section 11 – Making effective use of land

Paragraph 122 sets out that planning decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting.

Section 12 - Achieving well designed places

Paragraph 126 of Section 12 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Part b of Paragraph 130 makes it clear that decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. It goes on to say in part c that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Current proposal

This application seeks consent for a two bedroom bungalow on the site.

The property will be brick construction with a tiled roof. The proportions of the property are a kin to the surrounding properties and will have no adverse effect on the neighboring properties.

Vehicular parking and cycle parking are provided on site. Parking for 3 vehicles with the ability to turn on site and leave in a forward gear is provided.

The proposals makes use of the existing vehicular access to the site.

Broadband

The site will be provided with the highest speed broadband available within the locality.

Energy Statement

The new dwelling will be subject to the requirements of the newest Building Regulations than can into force in 2022. This included changes and increased specifications in relation to energy, heat loss, ventilation, overheating and infrastructure for electrical vehicle charging.

It is proposed to use an electric Air Source Heat Pump for the heating and hot water. Increased u-values in relation to the construction of the main external elements to assist in lowering heat loss. The addition of energy efficient lighting and rain water harvesting will also assist in lowering energy consumption.

Conclusion

The proposal within this application will provide a much needed additional small scale residential property to the area. The property fits within its setting and will not be detrimental to the neighboring properties. As such the proposals comply with the relevant requirements of the NFFP and the adopted Local Plan.