

Planning, Design and Access Statement

**For Proposed Replacement Dwelling at
Meadow View
Sherfield Road
Bramley
RG26 5AG.**

Nov 2023

Contents

Introduction	3
The Site	4
Planning Policy and History.....	5
The Proposed Design	7
Revised designs.	7
Materials.	7
Scale	7
Sustainability.....	Error! Bookmark not defined.
Low carbon design	Error! Bookmark not defined.
Amenity space.....	7
Utilities	8
Summary	8
Conclusion.....	9
Appendix – Photographs.....	10

Introduction

This design and access statement has been formulated to support the enclosed planning application for a proposed replacement dwelling at Meadow View Sherfield Road Bramley, Hampshire.

It should be read in conjunction with the enclosed plans that detail the existing layout, proposed arrangement, block and location plans.

The aim of this application is to support the proposed replacement dwelling which replaces the existing bungalow.

This application details a proposed new build property on a residential site with an existing bungalow being demolished. The proposed dwelling will be of a similar scale to neighbouring properties and will comprise of a detached two storey house.

The existing property is a modest bungalow which has been largely untouched since being built.

The Site

The existing property is located on the Southern side of Sherfield Road towards close to the centre of Bramley village.

The extent of the plot can be seen on the enclosed location and site plans and comprises of approximately 0.2 acres.

This is flat and level and is largely laid to well managed lawns.

The Eastern boundary runs along the neighbouring Marguerite Close which comprises of the detached homes which were constructed following the demolition of a bungalow. To the West is a detached property Aspley Villa comprising of a two storey large detached house. The Northern boundary forms the entrance to the plot and faces Sherfield Road.

The southern boundary is shared with a separate build plot and will be delineated with a detached garage.

The current building on site is a detached bungalow of traditional construction with a tiled roof and red brickwork walls.

It is served by a large driveway to the front with gardens to the front and rear.

Planning Policy and History

The site is within the settlement boundary and as such the principle of development is acceptable.

National Planning policies applicable to the development include guidance that sets out the national policy on the delivery of sustainable development through the planning system and advocates the importance of good design. Specifically, that good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development.

Local policies applicable to this project are contained within The Basingstoke and Deane Borough Local Plan.

Local Planning policy expects new development to be of a high standard of design, make sufficient use of land, respect the amenities of neighbouring occupiers and not result in inappropriate traffic generation or compromise highway safety. Furthermore, a new development should 'respond to the local context of buildings in terms of design, siting, density and spacing'

Policies in the local plan also relate to car parking requirements. The council's supplementary planning guidance notes 'Parking Standards' is also relevant.

Planning History

BDB/64777 - Erection of a detached three bedroom dwelling with detached garage, formation of new vehicular access. Following demolition of existing dwelling and outbuildings.
Grant 19/12/06

22/03376/FUL - Erection of two blocks of flats (4 no. flats per block) following the demolition of existing detached bungalow. Meadow View Sherfield Road Bramley Hampshire RG26 5AG.
Refuse 22/2/23.

23/01294/FUL | Erection of two buildings providing a total of 5 x one-bedroom flats and a 1 x two-bedroom flat, alongside gardens, parking and landscaping following the demolition of the existing detached bungalow. | Meadow View Sherfield Road Bramley Tadley Hampshire RG26 5AG
Refuse 16/10/23.

Reasons for refusal.

Based upon the refusal of 22/03376/FUL and 23/01294/FUL, we can deduce that although there are a number technical of reasons for refusal for both applications it is clear that the underlying reason is the fundamental rejection of a flats-based development for this site. Taking this information, we have changed the basis of the design to a form which was previously approved - BDB/64777.

The Proposed Design

The proposed design takes a generous 0.2 acre plot and provides for a 4/5 Bedroom detached house with a detached garage and ample parking for residents and visitors vehicles.

Along this part of Sheffield road there is a mix of housing types with this plot having large detached houses sited on the east and west boundaries.

Revised designs.

The basic design of the detached house has incorporated a number of design features which help it to blend into the surrounding properties in a sympathetic manner. Front and side elevations incorporate a number of interesting features resulting in a sympathetically pleasing appearance with respect to the street scene. It is certainly a significant improvement over the existing bungalow which is in a somewhat delapidated state.

Its positioning in regard to the closest neighbour Aspley Villa ensures no loss or disruption of amenity.

We have taken the opportunity to improve the drive access as compared with the previously approved design - BDB/64777. A transport consultant has carried out a detailed review of the driveway position and access requirements and a separate report detailing the proposed changes has been provided. This demonstrates compliance with TG3 and provides the necessary passing point within the driveway design.

The current plot is largely laid with closely mown grass which provides little in regard to biodiversity contribution. We have taken the opportunity to make significant positive contributions to Biodiversity Net Gains (BNG) which is detailed in the Landscaping and BNG documents provided with this application.

Although the plot is not in a defined flood risk area, we have provided an assessment of flood risks for this proposal. All rain/storm water will be disposed of within the site with suitably sized SUDS. With regard to foul waste, we have consulted with Thames Water and they have confirmed that the proposed development can be accommodated within the existing foul drainage system without the need for modification.

Materials.

The design of both buildings will comprise of quality roof tiles over red brick walls with quality double glazed windows and doors. As there are no established styles or materials in the locality it is considered that these materials will fit in with other properties.

Scale

The scale of the proposed development fits comfortably within the plot and within context with other dwellings within the locality.

Amenity space

The rear garden has a substantial amenity space for the house providing patio, and soft landscaping along with a detached garage which can securely accommodate garden equipment and bicycles. This area will be delineated by 1.8m close board fencing.

Suitable space has been allowed for bin storage along with suitable storage for visitors' bicycles.

Utilities

The replacement property will be connected to existing infrastructure to provide all required utilities such as Electricity, Gas, Foul waste and broadband/telephone.

Summary

This proposal replacement dwelling offers an attractive internal layout with relevant locally inspired external features that provide the basis for a sustainable build option.

The plot size (0.2 acres) is large and the development proportionate and like others in the area, with plenty of private amenity space accompanying the proposal.

The off-road parking facilities will provide 4 parking spaces (including 1 visitor) in compliance with Basingstoke Parking SPD.

The comparable ridge height, sympathetic shape and style of the proposed development will sit comfortably in the local context.

Conclusion

This replacement dwelling brings back into use a property which has been left unoccupied for some 20 years. It follows in principle an approved application (BDB/64777) with some further enhancements and respects the locality and adjacent properties.

The planning officers' comments on the previous applications have been taken on board and addressed accordingly. We have taken into consideration relevant planning policies during the design process whilst maintaining a highly sustainable dwelling.

The proposal does not affect any neighbour's amenity; it sits comfortably in a comparably large plot in a style that blends well into the character of the locality.

Appendix – Photographs



Existing bungalow



Existing street scene



Rear Garden