

Design and Access Statement

for

Proposed Dwelling

at

133 Harrow Way  
Andover  
SP10 3DY

Paul Appleby  
Architectural Consultant  
28 Picton Road  
Andover  
SP10 2HQ.



## 1.0 CONTEXT

The application site is a corner plot located at the western end of The Harrow Way at its junction with The Upper Drove the two roads merge at this point with no formal road markings, the plot is 321m<sup>2</sup> which is comparable with the surrounding properties and neighbourhood.

The Northern and Western boundaries front onto the highway the remaining boundaries to 52 Upper Drove and the host property 133 Harrow Way are bounded with 1.8m high timber boarded fences and part brick wall on the Southern boundary.

The application site is set within a well-defined residential area adjacent Harrow Way School's playing field. The street scene is made up of predominantly detached bungalows with a degree of set back from the road. The application site is on a corner of Harrow Way and Upper Drove. The proposal is for a bungalow of a similar design and scale to the neighbouring properties. The proposal would retain the existing building line of the properties along Harrow Way and Upper Drove. Views of the proposal would be seen in the context and backdrop of the existing residential properties, and is of a layout, scale, design, and appearance that would integrate with the existing character of the area. In accordance with E1 of the TVBRLP.

The proposal is for a two bedroom single storey bungalow to be built in the garden of 133 Harrow Way to the west of the existing dwelling to include alterations to the existing vehicular access to serve both dwellings.

A new bungalow was built to the east of 133 Harrow Way in the adjoining plot of 51 Blendon Drive in 2013 this was approved under Planning Application 13/00986/FULLN.

An application for Pre Application advice for the proposal was submitted to Test Valley Borough Council on 22<sup>nd</sup> December 2023 under reference 23/03243/PREAPN the response dated 29<sup>th</sup> January 2024 concluded that "the proposal would comply with the policies of the TVBRLP, and should an application be submitted it would likely be supported by officers.

## 2.0 DESIGN PRINCIPLES

The site lies within the settlement boundary as defined on the I the TVBRLP. In accordance with Policy COM2 of the TVBRLP de permitted provided the proposal is appropriate to other policies of the Revised Local Plan. The proposal is assessed against relevant policies below.

COM2 – Settlement hierarchy  
E1 – Character and appearance of the area  
E5 – Biodiversity  
LHW4 – Amenity  
T1 – Managing movement  
T2 – Parking standards

The brief from the applicants who reside in 133 Harrow Way one of whom is registered disabled is for a modest 2-bedroom bungalow to suit their current and future mobility needs.

The proposed bungalow will be of similar scale and design of the surrounding properties so as to fit in with the character of the area and street scene.

### 3.0 DESIGN SOLUTION

The proposal is for a modest two bed bungalow of similar design and scale of the surrounding properties and fits comfortably in the established street scene, external materials will match and compliment those used locally.

The internal layout and access into the property has designed to cater for the applicant's existing and future mobility needs as being registered disabled and will comply with all requirements of part M of the Building Regulations.

Due to the single storey nature of the proposed dwelling and combined with the proposed separation distance to 133 Harrow Way and boundary treatments it is not considered that the proposed development would result in loss of daylight, sunlight or privacy to this neighbouring property.

In relation to 52 Upper Drive, which would be to the south of the proposed dwelling, by virtue of this orientation, the 1.8m high boundary fence, the separation distance between these dwellings and the single storey nature of both properties, it is not considered that the proposed development would adversely impact on the residential amenity of this neighbouring property in terms of loss of daylight, sunlight, or privacy.

The curtilage to both the proposed dwelling and 133 Harrow Way will provide an equitably sized garden for amenity use both with a good degree of privacy in accordance with policy LHW4 of the TVBRLP.

The existing drop kerbs are to be extended to provide vehicular access to the proposed dwelling and 133 Harrow Way together with new driveway to provide 2 car parking spaces to each dwelling in accordance with policy T1 and T2.

A Highway Technical Note has been prepared by Nick Culhane Highway Consultant in support of the application this gives a detailed technical appraisal of all highway matters and should be read in conjunction with the submitted application documents it is considered the proposed development accords with policies T1 and T2 of the TVBRLP.

The foul drainage from the proposal will connect to the main sewer at the rear of 133 Harrow Way the nitrates will be mitigated off site via the Roke Manor scheme which we are dealing with directly the applicant will enter into a section 106 agreement in respect of this.