

**Design Access and Planning statement. (Rev A)  
Householder Planning Application .  
(Including Ecology and Arboriculture).**



**New (Replacement) Side extension with Hipped roof and Side access  
gate.**

**1 Oak Tree Drive, Liss,  
Hants**

**GU33 7HW**

**Job N°: 2056**

**Mr & Mrs Stribley.**



SWR Architect Ltd

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## **1.0 Introduction and Background**

1.1 This design, access and planning statement has been written to accompany the planning application for the demolition of an existing flat roof Garage and Its replacement with a single storey hipped roof extension slightly larger than the extant.

1.2 The proposed development would result in an enlarged and modified building.

1.3 The proposal is being applied for reasons of householder amenity.

1.4 This document should be read in conjunction with all submitted drawings and documentation.

## 2.0 Context/Application Site

2.1 The application site is located in Oak Tree Drive, Liss and is a detached residential two storey dwelling with detached single storey garage formed as part of the significant estate development in the 1970's.



Figure 1, 1 Oak tree Drive and surrounding Area. C Google Earth.

2.2 The proposal site is under the auspices of The South Downs national Park Authority. The proposal site lies within the designated Settlement Boundary.

2.3 1 Oak Tree drive is bounded by another dwelling on the western boundary and forms a corner plot. The site is flat and is given over to residential garden and amenity. It is well shielded by established hedge planting/fencing to all but the principal elevation around the boundary.

### **3.0 Proposal**

The proposal scheme focuses on one main area; The demolition of the existing Flat roof garage which formed part of the original design and its replacement with a slightly larger extension attached to the house to provide an enlarged utility shower area with storage area, this would be covered with a Hipped roof. We are also proposing a side gate access to the rear garden.

The extension would be formed out of the same brick as the house with matching concrete interlocking tiles and UPVC windows/doors to match the rest of the property.

### **4.0 Planning History**

There is no particular planning history relevant to the house since its original construction. It is of note that the proposal is not without precedent and several properties on this development have been subject to similar adaptation.

### **5.0 Rational behind proposals**

In its current format the Garage is mainly used as a utility and storage area and the intention of the proposal is to increase the amenity of the building owners by making this space more habitable and usable.

### **6.0 Access**

#### 6.1 Parking.

Although the proposal involves the theoretical loss of one garage parking space it is of note that the garage is currently used for storage and there is adequate within curtilage parking for 3 vehicles. This is above the parking requirements for a three-bedroom dwelling.

#### 6.2 Accessible Homes

The Habitable part of the proposal will be on the same floor level as the existing ground floor, and this means that there will be an accessible bathroom on the ground floor.

## **7.0 Ecology**

### 7.1 Ecology.

The Proposal Is mainly in the location of an existing flat roof garage and its replacement should have a negligible impact on the ecology of its context. The Current Garage is Flat roofed, uninsulated, with fascia's and no soffits or associated spaces and unlined internally, there is no evidence of Bats roosting and does not offer the same habitat potential as roof tiles or cladding.

There is no other flora or fauna that is likely to be impacted by this proposal.

## **8.0 Arboriculture (method Statement)**

### 8.1 General Notes:

Dimensions used in the calculation of Root protection areas (RPA's) in Accordance with BS5837 2012 are based on measurements taken for a previous application relevant to No3 Oak tree drive. Please refer to Drawing 2056/104 for specific Tree information and other submitted drawings and this report for further design information.

### 8.2 Development Proposal:

The Client wishes to demolish the existing garage and replace with a single storey utility/store on a similar and slightly enlarged footprint.

### 8.3 Tree Removal:

No trees are proposed to be removed to facilitate development.

### 8.4 Physical Tree/Building relationships:

The RPA of the mature Oak (Identified as TR3 on the plans) encroaches into the garden of No1 Oak Tree Drive and very slightly encroaches onto the proposed development at its very southern edge. The proposal area is previously developed and the proposed work should not have any additional impact on the Oak Tree TR3. Removal of existing structures will be achieved by hand or machine working from the front of the house towards the Back. The existing base will be removed in a similar manner working from back to front.

New foundation will not generally encroach on the RPA. Where there is a slight encroachment (The northern most Footing) foundations will be hand dug using tools such as forks or spades.

Soil will be removed without disturbing adjacent rooting environment.

Smaller clumps or fibrous roots, if present, will be displaced temporarily beyond the excavation without damage.

Cut exposed roots (If present) to be removed cleanly 10-20cm behind excavation.

Protect roots temporarily exposed (If present) , from direct sunlight, drying out and extremes of temperature, by appropriate covering such as dampened hessian sacking and or boards over the hole.

#### 8.5 Physical Hard Surface relationships.

No areas of Hard Surface will intrude in the RPA's.

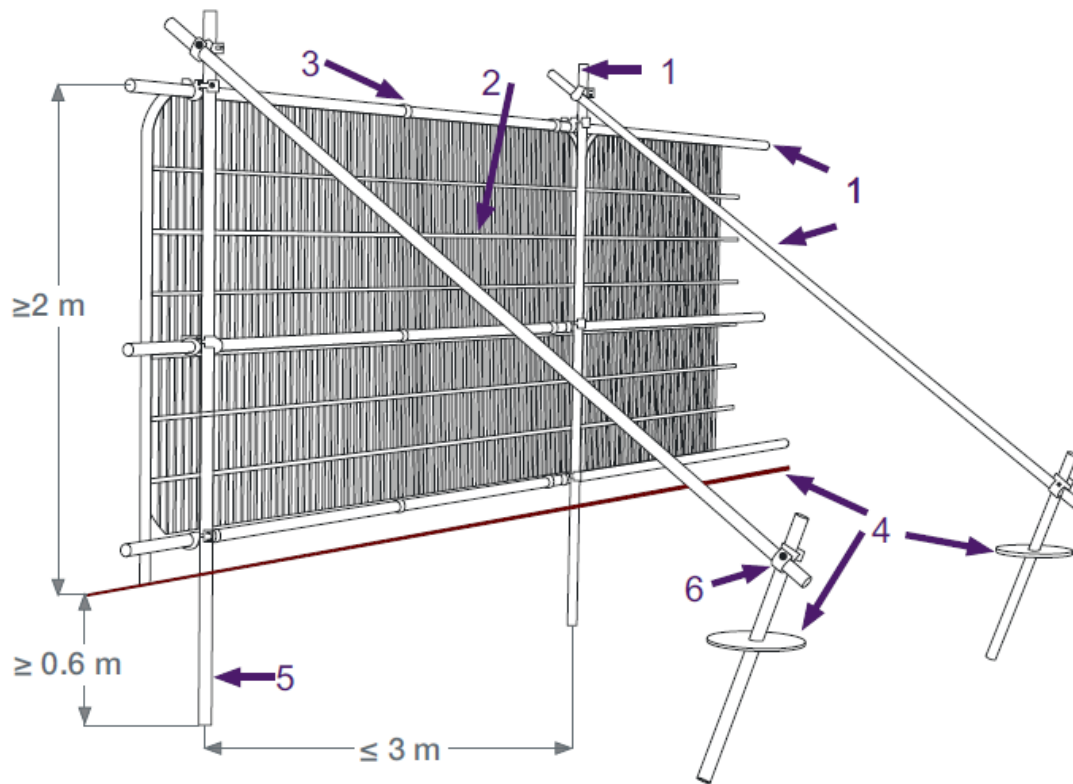
#### 8.6 Physical Tree/service relationships.

No new services should be present in the identified RPA.

#### 8.7 Construction Exclusion Zone

A construction exclusion zone will be established as identified on drawing 2056/104.

No materials are to be stored in this area or any plant movements or construction activities allowed. This zone will be segregated with tree protection fencing in line with BS5837, Figure 2.



1. Standard scaffold poles
2. Heavy gauge 2m tall galvanised tube & welded mesh infill panels
3. Panels secured to uprights & cross-membranes with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum 0.6m depth)
6. Standard scaffold clamps

BS5837, Figure 2.

## 9.0 Eco Services System statement

### 9.1 Introduction.

This Eco Systems services statement has been written to support the householder planning application for 1 Oak tree Drive, Liss. The application deals specifically with the proposal for a new single-story extension replacing an existing single storey garage.

## 9.2 SDNP Policy SD2

*'Development Proposals will be permitted where they have an overall positive impact of the natural environment to contribute goods and services. This will be achieved through the use of high-quality design, and by delivering all opportunities to:*

- a) Sustainably manage land and water environments;*
- b) Protect and provide more, better and joined up natural habitats;*
- c) Conserve water resources and improve water quality;*
- d) Manage and mitigate the risk of flooding;*
- e) Improve the National Parks resilience to , and mitigation of, climate change;*
- f) Increase the ability to store carbon through new planting or other means;*
- g) Conserve and enhance soils.*
- h) Support the sustainable production and use of food , forestry and raw materials;*
- i) Reduce levels of pollution;*
- j) Improve opportunities for peoples' health and well-being; and*
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.*

## 9.3 Proposal/Planning Context.

The proposal site is within the curtilage of a domestic dwelling which has been subject to extension previously and is in the rear garden area. The new utility/store will be in an area of hardstanding that has negligible ecological benefit. We are proposing the addition of water butts (Rainwater diverter) and bird boxes to the proposal building to give a net enhancement in ecological benefit.

## 9.4 How does the proposal meet the requirements of SD2?

- We are proposing the addition of water butts on rainwater pipe diverters for watering the garden. ( criterion A, C &D).
- The garden already has extensive biodiverse planting and a boundary native hedge. (Criterion B).



#### 9.5 Conclusion.

The proposals involve the collection of rainwater. Along with measures already taken these measures represent a net benefit of eco-system services and meet the requirements of Policy SD2.

#### **10.00 Conclusion**

10.1 The proposal is for the demolition of the existing garage and its replacement with a new (enlarged) store/utility area with hipped roof.

10.2 The proposals are subservient to the host building and use similar materials.

10.3 The proposals have little impact on the ecology or Arboriculture of the area.

10.4 There is no impact on parking or access arrangements.

10.5 The scheme is contextually appropriate.

10.6 The proposed changes to the building are modest in nature and will have little impact on neighbouring amenity and are not in conflict with the core aims of the national park.