

DESIGN AND ACCESS STATEMENT

For
Detached house
At
SITE TO THE REAR OF
2, 4 & 6 GLADSTONE ROAD, YAPTON BN18 0JP

Introduction

This statement has been prepared in support of the proposed residential development on the site to the rear of 2, 4 & 6 Gladstone Road, Yapton, adjacent to No. 24 Mill View Road. The development consists of a single detached house, with vehicle access off Mill View Road.

The application site is positioned on the southern side of Mill View Road, and is formed by the bottom section of gardens to Nos. 2, 4 & 6 Gladstone Road.

Planning permission was granted for development on this site in July 2014 however the approval has not been implemented and it is unlikely to be implemented before the expiry date.

Additional land has been acquired, adding significantly to the size of the site and the application shows a slight increase in the floor area for the proposed new house. I feel the size of the plot suits the proposed development very well and I would therefore like to renew the planning approval based on the latest plot size and proposals.

AMOUNT

The application site now has a total area of 341 sq.m. The proposed new dwelling is a four bedroom detached house with an integral garage, with a total floor area of 165 sq.m. The footprint of the building is similar to that of the existing detached house on the adjoining site (24 Mill View Road) and that of the house opposite (1a Mill View Road), both having been built in fairly recent times. This site however is significantly bigger than either of these two sites.

LAYOUT

The proposal is for a four bedroom detached house with an integral single garage, with a new vehicle access from Mill View Road. The site layout and footprint of the proposed building is similar to the existing detached house on the site opposite and the existing detached house on the adjacent site to the East. Secure cycle storage will be provided as well as bin storage.

The existing 1.8m close-boarded fences enclosing the rear gardens will be retained and a low wall will be constructed along the front boundary to match the neighbouring properties.

SCALE AND APPEARANCE

The eaves and the ridge height of the proposed house will be similar to the existing detached house on the adjoining site, however the reduced roof height over the garage and the design of the main roof will reduce the overall scale of the building.

The overall footprint of the proposed dwelling sits comfortably into the site and has significantly more garden and amenity space than the currently approved scheme (Y/20/14) as well as the adjoining site to the east and the detached property opposite.

LANDSCAPING

The rear gardens will be mainly grass with a small paved terrace area immediately adjacent to the house formed with concrete paving. A paved drive will be constructed to provide a second parking space in front of the garage

The existing 1.8m close-boarded fences enclosing the rear gardens will be retained and a low wall will be constructed along the front boundary to match the neighbouring properties.

ACCESS

The parking area will be accessed via Mill View Road. Pedestrian access will be provided at the front of the house. Access to the main entrance will be in strict accordance with the approved document M (access for disabled).

DRAINAGE STATEMENT

The application site lies within the Lidsey foul water treatment catchment area. The foul drains will be connected into the existing foul sewer within Mill View Road. Surface water drains will discharge into new soakaways.