Land Adjacent to No.1 Witt Road, Winterslow SP5 1PL **3074**

Reserved Matters Application

Design and Access Statement for Detailed Design Proposals

Introduction/Site Description



(Google Maps image of NO.1 Witt Road)

The site is located on the south side of Middle Winterslow and on the south west side of Witt Lane, 60 metres from the junction of Witt Lane and The Common/Gunville Road. The site, which extends to 0.15Ha, falls approximately 2.5 metres from a high point on Witt Lane to the south west boundary.

Originally linked to No.1 Witt Road the site has now been severed from this house. Three delapidated buildings, formerly used for storage and agricultural purposes, are located towards the north west boundary.

There are currently two access points to the site, the one to the north will be closed off and the one to the south, opposite 'Antilla', a 1.5 storey dwelling positioned along the north east side of Witt Road, will be retained and improved and be as approved in the recent OL Approval (Plng Ref: 22/07116/OUT) which was granted at Southern Area Planning Committee on 2 February 2023 (subject to the satisfactory completion of the S106 Agreement).

The Approved Access/Passing Bay and Site Layout have been adopted/followed in the preparation of the detailed designs associated with this Reserved Matters Application.

The 'Reserved Matters' to the above OL Approval Notice are included/submitted as 'detailed proposals/supporting documentation' in respect of this Reserved Matters of the OL consent having been submitted/discussed/agreed during the previous Planning/Appeal process.

These Reserved Matters include:

- Ecology
- BNG metric
- Drainage (foul and surface water)
- Nutrient Assessment and Budget
- Permeability
- Transport Statement

The site is bounded by hedgerows on three sides and a separate line of hedging extending into the site to the right hand side of the southern entrance gate. This 'inner' hedge will be removed as previously proposed/approved.

The proposal is for the demolition of the existing former agricultural buildings and for the erection of three dwellings, 2 x 4BR dwellings with integral garages and 1 x 3BR dwelling with a detached garage.

Planning History

18/02580/OUT	- Erection of 4 dwellings and associated parking	**Refused**
18/02580/OUT	- Refusal/Appealed	**Dismissed**

NB: The above Appeal was only dismissed on the grounds that the Applicant could not mitigate the impact of the development on the Solent and Southampton Water European Sites (Nutrient mitigation). This matter was subsequently addressed through the Council's agreed mitigation strategy.

19/03930/OUT	- Erection of 3 dwellings and associated access/parking	**Refused**
22/07116/OUT	- Erection of 3 dwellings and associated access/parking	**Approved**

Design Concept

The layout of the proposed dwellings follows the layout approved in the OL Approval and seeks to move away from the traditional suburban 'cul de sac' arrangement in favour of a rural linear scheme in which cars for all three dwellings share a common maneuvering area. This better reflects the rural nature of the location, follows the layout of the OL Approval and creates a distinct sense of place whilst preserving the aspect for 'Antilla' and avoids overlooking issues.



(Google Maps image of 'Anilla' & 'Thyme Cottage' Witt Road)

The houses have been designed with the simple roof forms and massing of agricultural barns but detailed in a crisp contemporary manner with an emphasis on the use of traditional materials.

Plans

The **Plot 1 and 3** dwellings share identical (but handed) plans/elevations and feature a generously sized entrance hall, a combined kitchen/dining area and an office/'snug' in addition to a conventional living room. Sliding/folding doors from the dining and living room areas open out onto a rear terrace. Access to the integral garage can be obtained through a Utility Room.

At First Floor level the accommodation provides three good-sized double bedrooms, two with en-suite shower rooms and one with a dressing area, together with a single bedroom and family bathroom.

The **Plot 2** dwelling features a combined kitchen/dining area and a dual aspect living room both with sliding/folding doors opening out onto a rear terrace.

At First Floor level the accommodation provides two double bedrooms, one with an en-suite shower room, a single bedroom and family bathroom.

Elevations/Materials.

These will be red/orange brick, with flint panels on those elevations fronting the courtyard, below dark stained vertical timber boarding. Roofs will be of natural slate. Windows and sliding/folding doors will be double glazed high performance timber or powder-coated aluminum and the main/secondary entrance doors horizontally boarded. Rainwater goods will be high capacity galvanized steel and roof lights of the flush fitting conservation pattern by The Rooflight Company or equal approved.

Sustainability

All houses will comply with the post June 2022 Building Regulations, giving exceptional levels of thermal performance/efficiency, and feature sustainable energy air source heat pumps and photovoltaic panels. Garages will have D.C. battery stores and Electric Vehicle charging points.

Hard landscaping areas will be permeable to minimize run-off (SUDS) and external lighting will be directed down to ground and non-light polluting.

This will be a sustainable development brining economic and social benefits to the village.

Landscaping

The loss of the central hedgerow and three small trees will be mitigated by new planting along the north west boundary and additional tree planting within the site to achieve a BNG as shown on the BNG Metric attached to this application.

On entering the site the 4.5m. access driveway passes a waste bin collection point before dropping down to the central courtyard which provides turning space for all cars and delivery vehicles. An existing field gate on the south eastern boundary will be retained to form a natural turning head and two visitor car parking spaces (2m wide as they are adjacent to a shared surface road) are provided to the left of the private access road.

A 3m wide strip of land along the south west/north west boundaries of Plot 3 will be reserved as a surface water drainage channel/swale.

A passing bay will also be introduced on Witt Road to relieve traffic congestion as agreed under the consented OL scheme. Due to the fall in ground levels and the lower ridge of Plot 3's garage wing, 'Antilla' will continue to enjoy uninterrupted views to the south west.

Access.

Main entrance doors will be level access and all internal doors be a 750mm minimum width to allow for wheelchair users. Internal doors shall also be 750mm clear width with minimum 900mm clear width corridors.

The initial 15m of the proposed private access road will be set at a gentle 1:15 slope to both reflect the north east to south west fall of the land into the site and for general ease of access. This will assist those with disabilities to access the site.

Entrance level WCs are generously sized and fitted with outward opening doors again to assist those with disabilities.

The initial 5m of the site access road will be paved using a non-migratable material.

Summary

We believe this proposal will make a positive contribution to Winterslow village. The three dwellings are varying in size offering a variation of contemporarily styled housing that retains the traditional form and massing of simple farm buildings arranged around a common courtyard/parking area.

The dwelling layout takes advantage of falling ground levels to relate well to adjacent development and the dwellings will use the latest technologies to reduce their environmental impact.

The principle of development, access and site layout are established within the extant Outline Planning consent and the 'reserved matters' are addressed within this application..

RRPL 20.11.23.

Designers/Authors.