

# Design and Access Statement

New Dwelling

at

Carylls, Petersfield Road, Greatham GU33 6AS

Carylls is an existing chalet style dwelling with a large extended garden on the western and southern boundaries. The proposal is to section off the garden area to the south to form a new building plot. Both Carylls and the proposed new dwelling are set back from the main road by approximately 50m.

The overall floor area of the proposed new dwelling is in keeping, in terms of scale, with the existing dwellings in the immediate area.

The extent of the footprint in relation to the plot size has been considered to provide adequate turning and parking at the front and a large garden to the rear. The turning area will allow cars to exit the site in forward gear.

The proposed new dwelling has been aligned with the furthestmost point of Carylls and at a lower level to minimise overshadowing.

This application is almost identical to the previous approval (25542/003) but with the addition of a dormer window on the front elevation, minor window position changes and a brick low level plinth to improve the aesthetics.

In regard to the new dormer window you will note that it is not within a habitable room but has been designed to provide natural light to the entrance hallway and landing.

The section detail on drawing 2583-02 shows that overlooking to the property in front (Woodland) is restricted to a view of the eaves. Further privacy is provided by a 3.9m continuous hedge across the separating boundary and a large tree.

The front of the dwelling would have a mixture of hard and soft landscaping and all existing hedgerows would be retained and extended where necessary to increase privacy. The hard landscaping at the front would be a non-migratory material.

The existing track leading to Carylls and the new dwelling is to be widened as detailed in the previous planning approval. The proposed dwelling would also be DDA compliant with level entry access into the dwelling and a level parking area.

As previously stated the proposed scheme is almost identical to the previously approved application. The provision of the dormer window improves the front elevation aesthetic as does the low level brick plinth.

The development is in accordance with the Development Plan and there is no detriment to residential amenity or highway safety.