

2 New Dwellings with parking and associated access and amenity areas

At Land to Rear of 53-61 Southview Road BN42 4TS

For SD Holdings Ltd.

These proposals provide 2 No. 4 bedroom dwellings within the original historic site long garden curtilages of Nos 53-61 Southview Road.

The dwellings are proposed on what constitutes previously developed land and the principle of development on the overall site of which the proposed site forms part has been previously agreed.

These will provide dwelling units towards the continuing shortfall of the Local Authority 5 year projected housing supply.

Access

Vehicular & Pedestrian access through to the new dwellings as well as access to the rear land for maintenance purposes exists currently and only needs a surface upgrade and appropriate permeability and associated surface drainage.

The site is generally flat for accessibility without obstacles and the new dwellings will all be part M compliant

Highways

Pre app Highway comments (no objection) regarding using the existing access between 55 & 57 are submitted as part of this application.

A precedent for this form of access & development was allowed AWDM/0207/24 at 80 Southview Road in 2024

Previous Planning

Previous applications for major development of the entire rear land parcel have been refused at local level and dismissed at appeal.

This application is entirely different from the previous submissions as there will be no removal of 53/55 Southview Road for access to the rear land and no alteration to the streetscape and the site is substantially smaller leaving the existing field to remain and protected tree unaffected by proximity of development.

Design

The chalet style dwellings have designed to minimise impact on adjacent properties and have been sited and orientated for best sun light aspect to generous private amenity areas with compliant flank and boundary separation to avoid any over bearing / looking / shadowing to each other of existing properties.

Trees and Ecology

Some low quality trees are noted for removal and full Landscape proposals including sustainable replacement native species will be submitted for approval as a condition of planning.

A full Preliminary Ecological appraisal has been undertaken and a Biodiversity Net Gain Calculation and summary statement has been submitted as part of the application with the client agreeing to provide offsite provision as required.

CIL

The client understands that a CIL payment will be required for the additional area of housing supplied and a CIL Information form is included

Drainage

The Proposed Foul Drainage system will link into the existing system

Surface water from the new roofs and hardstanding will be collected via catchpit / overflow system to attenuate flow and diverted to the main storm water drain in Southview Road.

From earlier (approved and agreed) surface water collection/attenuation methods for the larger developments, there is an known element of surface water run off within the site of the current proposals.

This has been mitigated for this development by the forming of a French drain system which will collect and give an attenuated discharge to the main storm water drain in Southview Road

This system will provide a wider benefit of giving the north / south run off a path to discharge and prevent backing up in the wider area.

Sustainability & Accessibilty

The new dwellings will be built to current thermal compliance with ASHP heating and PV panels to reduce energy use.

The orientation of the dwellings and main habitable rooms will provide good sun and daylight. Overheating through venting and shading is a design factor and wil be compliant to Building Regulations

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