1.0 Introduction/Context

1.1 This application follows pre-application advice received at Basingstoke and Deane Council on 22nd November 2016.

1.2 Reason for replacing current dwelling is a weak and not efficient construction and poor insulation. The current property is dated back to 1926 and in need of huge renovations to roofing, cracks in walls and ceilings and is in very poor condition. All windows are wooden single glazing and in need of replacing as the glazing as the seals have perished. In addition the current house is visually unattractive and not conducive to extending per the owners requirements.

1.3 The proposed development is located on existing site within the village of Oakley having a frontage of about 21.00m to St John’s Road. The existing vehicular and pedestrian accesses are from St John’s Road.

1.4 This proposal is to demolish existing dwelling and to erect a replacement of one and a half storey detached house with single garage.

1.5 The nearby St John’s Road houses have a variety of styles and finishes being a mixture of single, one and a half and two storey buildings with differing roof pitches. The style of the new dwelling will blend in with the street vernacular.

1.6 A key element of this proposed house will be the construction method and materials providing high energy efficiency and sustainability. The house will be prefabricated off site under factory conditions incorporating a closed panel system providing very high insulation levels considerably exceeding current building regulation requirements. With triple glazed windows and doors being also factory fitted to exacting tolerances a high level of air tightness is achieved which is critical in reducing overall running costs. Heating will be augmented with a mechanical heat recovery system which will reduce heat loss and increase energy efficiency further.
1.7 This method of construction has the added advantage of achieving a wind and watertight building typically within three days and being totally complete and ready to occupy between 7 to 8 weeks, thus reducing the impact of building noise to neighbours.

2.0 Amount

2.1 The proposal for the plot is thus to replace a single storey dwelling house with one and a half storey dwelling.

3.0 Layout

3.1 The proposed building will be located on the regular, reasonably flat site and positioned so as to maintain the overall direction line of the nearby/adjacent dwellings. Its position within the plot allows adequate space on all four sides for maintenance, access for refuse bins and garden maintenance.

4.0 Scale

4.1 The proposed building has been designed with respect and aesthetic theme of the existing properties lying around the proposed plot. The proposed house has been designed to keep the average ridge height close to the level of surrounding properties.

5.0 Landscaping

5.1 Currently there are no trees or hedges on the plot. Further appropriate landscaping will be undertaken including provision of suitable trees and hedges.

6.0 Appearance

6.1 It is proposed that the style of the new dwelling will complement the surrounding area which is a mix of different styles, finishes and designs.

6.2 The majority of the windows have been positioned on the West and East elevations facing the rear and front gardens/access.

7.0 Access

7.1 Entrance will be maintained from the existing vehicular accesses. There will be three spaces for private cars adjacent to turning area and one
extra space in single garage attached to dwelling. Four bicycle storage to be utilised within garage.

8.0 Flood risk assessment

8.1 Following Water Map of the environment agency website the proposed development is positioned out of the potential flood risk.
8.2 The present drive and turning area will be gravel with gradient to aid rain/water absorption and prevent run off onto St John’s Road.
8.3 Surface water to be discharge to the proposed new soakaway.

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