

1.0 Access.

- 1.1 Access to the dwelling will be at grade
- 1.2 The accommodation has been designed to comply with all relevant Lifetime Homes requirements

2.0 Design.

- 2.1 The development site is in a Conservation Area and is presently occupied by a single storey double garage at the end of a long rear garden to residential accommodation fronting on to Honeybourne Road
- 2.2 Because the rear garden of the property slopes, the existing garage is cut into the land fall at the rear, while the front is at grade with access from a narrow service road of Fawley Road
- 2.3 The proposal is to replace the existing garage building with a two storey self contained dwelling house with a private patio area. The property will have a private access from the aforementioned service road
- 2.4 This proposal is in line with the Council Policy and the London Plan, to create additional residential accommodation
- 2.5 The loss of two parking spaces will also achieve the Council Policy for endeavouring to have car free provision for new developments
- 2.6 The building has been designed to ensure a high standard of amenity for the occupants. The total area of the dwelling, and room sizes, all exceed the minimum recommended space standards
- 2.7 The building has been designed to achieve an high quality environment for the occupants with regard to daylight, sunlight, privacy, and amenity
- 2.8 There is no adverse impact on any adjoining owner with regard to daylight, sunlight, privacy, and amenity
- 2.9 A substantial garden area is retained for the (sole) use of the occupants of the ground floor flat at 5 Honeybourne Road
- 2.10 The building will enhance the Conservation Area as it is of a high quality modern design, incorporating traditional and durable materials

- 2.11 The proposed scheme respects the need for sustainability by promoting development on an existing site, using existing utilities, and facilities in the vicinity.
- 2.12 The development itself will be designed to be highly sustainable, reducing energy by incorporation of high level of thermal performance, the use of low energy light fittings, and water efficient fittings, combining to reduce the carbon footprint.