

# DESIGN AND ACCESS STATEMENT

Erection of Three Bedroom Chalet Style Dwelling

At

Land to the Rear of  
32 Avondale Road  
Waterlooville  
Hampshire  
PO7 7ST



On Behalf of  
Classic Construction (Southern) Ltd

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## 1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the erection of a three bedroom chalet style dwelling at Land to the Rear of 32 Avondale Road, Waterlooville, Hampshire, PO7 7ST. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport.

## 2.0 SITE LOCATION & SURROUNDINGS

The site is located at the end of Avondale Road within the town of Waterloo. The Application site is formed from the original garden of No. 32 which has now been developed. No. 32 Avondale Road is a large 2 storey detached house located at the end of Avondale Road as shown on the drawings accompanying the application. The application site forms a small open area to the south of No. 32 and the extent of the site is as shown on the site plan.

The existing site is currently characterised by a varying topography which forms valleys and slopes within the site. There is a Heritage Stream which runs to the bottom of the site from south to north and sits within lower levels of ground. In general the ground rises from east to west with the higher ground level being towards the position of No. 32 Avondale Road. The site is vacant land is not part of No.32 and has been derelict for many years.

The surrounding area comprises of residential developments with a range of styles and types of properties. To the south of the site is the St. Michaels Convent site which has recently been developed for residential units as it is land allocated for residential development under the Core Strategy Plan. The site is generally characterised by the dense woodland areas and the varying topography which forms the frontage to the Heritage Stream.

It is important to establish at this stage the application site is within a larger site that was formally the garden of No.32. The extent of the site is as shown on the site plan and the new residential development is now complete. For clarification Planning permission was granted for the erection of 2 No. three bedroom semi detached dwellings on the land to the east of the application site. This was granted on the 6<sup>th</sup> February 2007 under reference no.06/51710/008. This development has now been completed, and the properties are identified as No.34 & No.36.

Also to note a previous application ref no. APP/11/00317 for the erection of a 2 bedroom chalet style bungalow was refused on the 18<sup>th</sup> May 2011. This was subsequently dismissed at an appeal ref no. APP/X1735/A/11/2161442 on the 6<sup>th</sup> January 2012 which is contained within Appendix B. It is considered that there has been significant changes in planning policy and material changes that warrant the new proposals being considered of merit.

### 3.0 THE PROPOSALS

The proposals under this planning application involve the erection of a three bedroom chalet dwelling. Access into the site will be provided by the existing access and provide the required turning and parking areas. This planning application is Full Planning Application with consideration to be given to all matters and also taking on board the previous refusal and appeal decisions along with the currently development plan and policies.

The principle behind this application follows the principles established under the previously approved scheme for additional dwellings on the adjoining land. It is important to consider the proposals for residential use on the site and surrounding land has been established and aims to provide additional dwellings within the urban area. The development of the site will make use of the improved access facilities that has been constructed as part of the overall development of the surrounding land.

The proposals for this application aim to provide an additional dwelling within the urban area. This is consistent with the form of development within the surrounding area. All access arrangements will be maintained to the site as previously approved for the development on the adjoining land. All other constraints such as the Heritage Stream and the trees have all been considered and retained in accordance with the historical development of the site and adjoining land.

## **4.0 THE DEVELOPMENT PLAN & PLANNING POLICY**

The application site is located within the urban area as identified under Havant Borough Core Strategy March 2011.

Consideration needs to be given to a select number of Development Plan Policies and Planning Policy Guidance.

### **DEVELOPMENT PLAN POLICIES**

Havant Borough Core Strategy  
March 2011

CS9 – Housing  
CS16 – High Quality Design  
CS17 – Concentration and Distribution of  
Development with the Urban Areas  
CS21 – Developer Requirements  
DM 13 – Car and Cycle Parking on Residential  
Development  
CS15 – Flood and Coastal Erosion

Havant Borough Local Plan  
(Allocations) July 2014

AL1 – (Presumption in Favour of Sustainable  
Development)  
DM24 – (Recreational Disturbance to Special  
Protected Areas (SPAs) from Residential  
Development)  
AL2 – (Urban Area Boundaries and  
Undeveloped Gaps between Settlements)

### **SUPPLEMENTARY PLANNING GUIDANCE**

Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

### **PLANNING POLICY GUIDANCE**

National Planning Policy Framework

## 5.0 DESIGN

The design of the proposals aims to create an additional dwelling that is sympathetic to the surrounding properties and in character within the surrounding area. The site has been formed from the land to the rear of No.32 and now includes the existing properties of No.34 and No.36. This land is not part of the garden to No.32 and has been fenced off as part of the redevelopment of the site over previous years. The overall segregation of the plot provides a suitably sized area for the integration of a chalet style dwelling. The new dwelling will respect the existing relationship with No.32 and the dwellings to the east of the site that have been constructed.

The new chalet style dwelling will be located to the south of the site. The dwelling will be orientated to sit on a west to east axis which is consistent with back to back property of No.32. The chalet dwelling will benefit from outlooks to the north, east and south of the site. The location of the dwelling has been dictated by the location of the adjoining properties and the location of the existing access to the site. The new dwelling will be dug into the site as the ground level rises towards the western boundary.

At this stage it is proposed that the new dwelling will be a chalet style dwelling in order to respect the outlooks and privacy of the adjoining dwellings. The overall style of the dwelling will ensure that it sits discreetly within the topography of the site and will provide modest accommodation. The new dwelling will provide three bedrooms and will form a smaller style property that will provide a mix of dwelling types within the surrounding area.

It is considered that the location of the new dwelling has been maintained outside the area restricted for development alongside the Heritage Stream which is currently set at 8 metres. There are no trees on the site or adjoining land and the existing hedges to the boundaries will be retained. Overall the site will be landscaped in accordance with a comprehensive landscaping scheme to ensure the character of the site will remain as an informal woodland area and ensure that the Heritage Stream is protected.

## 6.0 ACCESS

All access arrangements will be maintained onto Avondale Road as existing. The existing access provides vehicle access and pedestrian access onto the site which in turn provides access to the car parking areas. Access to the site will be taken from the existing access that has been constructed as part of the development of the adjoining site. This will be a shared access for all dwellings off Avondale Road and will provide suitable access arrangements. All car parking facilities to the existing properties of No.34 and No.36 will be retained ensuring that 2 spaces for each property are provided.

The access to the site will be off Avondale Road past No.32 and past the new dwellings that have been construction on the adjoining land. The access will then be formed into the site close to the existing timber fence to No.32. The existing access arrangements have all been improved following the implementation of the previous consent for the additional dwellings on the adjoining land. The parking spaces for this application will not affect any of the access arrangements to the surrounding land.

The proposals under this application are for a three bedroom chalet dwelling which will require two spaces to be provided. These two spaces have been provided within the site along with turning areas. General use of the car parking turning areas will again be within the general development areas of the site and will be conjunction with the existing access road to the other dwellings. It is important to establish that No.32 is also provided with a garage and parking facilities to the north of the site, therefore, the overall use of the access road is an established use that has been designed to accommodate the level of traffic movements for the surrounding development.

## 7.0 PLANNING CONSIDERATIONS

Under Havant Borough Core Strategy the proposals for the site are required to conform to the policies set out for residential development as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to the design of new residential accommodation, within the urban area and access arrangements to the site. Specific consideration will need to be given to the local and national policies.

The proposals under this application seek permission for the erection of a chalet style dwelling, on vacant land within the urban area. The proposals provide an appropriate design and layout that will not adversely affect the character of the area. The site sits within the existing settlement policy boundary in the established built up residential area of Waterlooville with a varying mixture of styles of property. The general location and siting of the new dwelling respects the separation distances required for privacy and outlook and is consolidated within the constraints of the site.

The overall layout of the new development will follow the pattern of development within the surrounding area. The building lines and mass of the new dwellings is formed around the street frontages to the Heritage Stream and the surrounding properties. The surrounding area provides a mixture of 2 storey housing. The proposals for the application site seek to achieve a density of 15 dwellings per hectare. Although this is at the lower end of the policy requirements in relation to density, it is considered that the character of the area and the nature of the site are more suited to low density housing.

The site is well positioned in terms of facilities and public transport. The site is within a sustainable location being within close proximity to local shops and public transport corridors. There are a variety of schools within the surrounding area along with further education colleges and there are also large amounts of open space within the surrounding area and close to the site. The site is located within good accessibility to the local transport and road network which maintains the sustainability of the development.

All access arrangements have been provided in accordance with the Development Plan requirements to ensure safe access to the site. The new access will provide access to car parking spaces to serve the development. Cycle and bin store facilities have also been provided in accordance with the standard requirements ensuring that the proposal development meets the minimum and maximum Local Plan standards. A garden has been provided for the dwelling.

The proposals for a single dwelling will make use of the existing access onto the adjoining site and provide adequate parking and turning facilities within the site. The provision of adequate turning facilities on the site will ensure that no additional pressure is added to the on street parking therefore ensuring a safe means of access to the site. The overall proposals integrate a new dwelling within an existing built up area which will have due respect to the existing properties within the surrounding area.

It is important to establish that the Council's Five-Year Housing Land Supply Update at November 2021 which indicated the Borough's housing land supply position was 3.9 years housing supply with 20% buffer applied. This has since been updated and at March 2023 this has now fallen further to 1.81 years with 20% buffer applied.

It is acknowledged that this shortfall engages Paragraph 11d) of the NPPF and its presumption in favour of development in principle. It is accepted that the proposal for a single dwelling, within the main urban area of Waterloo, would make a very small contribution to housing supply, and this benefit of the proposal must be afforded weight in the overall planning balance. However, it is contended that the adverse impacts of the proposed development on local character would significantly and demonstrably outweigh the minute housing supply benefit when assessed against the policies of the NPPF as a whole.

The tilted balance as set out at Paragraph 11(d) of the NPPF is engaged for the determination of this application, but clause ii) indicates that permission should not be granted if "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole". It must be noted that the relevant policy, CS16, which seeks high quality design, is largely consistent with the NPPF with its focus on achieving sustainable development, that makes effective use of land and creates beautiful and safe places with a high standard of amenity for existing and future users.

In this instance the proposal would provide a single, three bedroom dwelling, but its contribution to the housing land supply would be inherently limited. This limited benefit must be assessed against the potential harm of the proposal in terms of its adverse impact on the character of the area. It is considered that the proposals provide a well designed new dwelling that will provide a windful site and will not be detrimental to the character of the surrounding areas. Significant weight should be attributed to the Council's lack of 5 year housing supply figure and the fact that the surrounding areas have now been significantly developed.

Recent decisions on adjoining sites have confirmed that development in this location would be sustainable development for the purposes of 11(d) in the NPPF. Previous decisions should afford little weight as the character of the areas has changed and the presumption in favour would apply to the application. Even though the proposal only provides one dwelling, it is material to consider the supply at a time when the Council is unable to demonstrate an adequate supply of housing land.

Weight should be afforded to the contribution of this housing to local supply as a positive benefit of the scheme given the development would make efficient use of land without significant or demonstrable harm arising. In addition to the presumption in favour of sustainable housing development, the NPPF accepts that development, even residential development, can occur outside settlement policy boundaries when having regard to paragraphs 78 and 79 of the NPPF. Paragraph 78 provides for development in countryside locations where the site is not located in an 'isolated location' in order to promote sustainable development.

In terms of the scheme's planning merits, strict adherence has been made to the development policies both at Local and national level, with NPPF and the policies of the Local Plan. The proposals create new dwellings within the urban area with an increased density which has been achieved without a detrimental effect to the surrounding area and results in very little impact to the surrounding properties.

## **8.0 FINANCIAL CONTRIBUTIONS**

Under current policy there will be a requirement for financial contributions by way of a Community Infrastructure Levy. The applicant of the application will be willing to make the appropriate financial contributions in accordance with charging schedule. These contributions will be in accordance with the Local Authority requirements and will be subject to a CIL liability declaration.

## 9.0 CONCLUSION

Overall, it is suggested that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding properties. The proposals under the Planning application seek permission for the erection of a chalet style dwelling within the urban area. The proposed development seeks to regenerate this underutilised site within the urban area and seeks to provide much needed family housing that is well supported through the infrastructure of the local area. The siting of the new dwelling will ensure that adequate separation distances are provided from the surrounding properties and ensure that the development sits comfortably within the constraints of the site.

The access arrangements provide suitable access to the site. All facilities such as bin stores and cycle stores have been provided to each unit. There is also adequate pedestrian access from the surrounding footpaths and public footpaths to the site. The site has good accessibility to public transport and local services at present and is within comfortable walking distance of the town centre. The car parking provisions and access arrangements will comply with guidance set out in the relevant development plans and has consideration that the scheme the provision of local facilities and amenities.

The site is within the built up area as defined in the Local Plan and as such the development plan in the determination of this application will consist of the Havant Borough Local Plan 2011. The site is surrounded by residential development and is not considered to be classed as open undeveloped land. For these reasons, it is considered there are other material considerations that weigh in favour of granting planning permission, contrary to the principles of the development plan.

The application has been subject to previous refusal and dismissed appeal for a similar proposals however this was in 2011/2012. It is believed that planning policy has significantly changed and the merits of the site should be looked upon with a fresh view. The site is now surrounded by residential development and the site characteristics have changed. The council's lack of a 5 year housing supply carries significant weight this should be attributed to the proposed application.

The development will deliver 1 new residential unit that have been designed with sustainability in mind that will contribute to the character of the area. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for a higher density of development than the existing use provides. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for a new residential development.

## 10.0 APPENDICES

## APPENDIX A (PHOTOGRAPHS)



View of existing site from access road



View of existing site



View of existing site



View of the adjoining property of No.32



View of adjoining properties of No.34 and No.36



View of adjoining properties of No.34 and No.36



View of existing access road

## APPENDIX B (PREVIOUS APPEAL DECISION)



The Planning  
Inspectorate

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### Appeal Decision

Site visit made on 20 December 2011

**by David Hogger BA MSc MRTPI MCIHT**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 6 January 2012**

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**Appeal Ref: APP/X1735/A/11/2161442**

**32 Avondale Road, Waterlooville, Hampshire PO7 7ST**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Classic Construction (Southern) Ltd against the decision of Havant Borough Council.
  - The application Ref APP/11/00317, dated 23 March 2011, was refused by notice dated 18 May 2011.
  - The development proposed is the erection of a two bedroom chalet style bungalow.
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#### Decision

1. The appeal is dismissed.

#### Preliminary Matters

2. The application was for outline planning permission, with access and layout for consideration at this stage and appearance, landscaping and scale to be considered later.
3. At the visit I saw that the two trees that are identified on the submitted plan (100021 01) as 'existing' have been felled and I have determined the appeal on that basis.
4. I have taken into account the Draft National Planning Policy Framework but because of its current status I attach only little weight to its contents.

#### Main Issues

5. The main issues are:
  - the effect of the proposed bungalow firstly on the character and appearance of the area and secondly on the living conditions of neighbours, particularly in terms of noise from vehicular movements; and
  - whether or not a contribution towards transportation measures is justified and if it is, whether its provision can be secured.

#### Reasons

##### *Character and Appearance*

6. There is a range of dwelling style nearby but most properties enjoy comparatively large back gardens. To the east lies the Hermitage Stream,

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sitting in a shallow valley, which provides an attractive and open element in the character of the area, whilst to the south are the open grounds of what I was told is a former convent. Although there are two semi-detached dwellings nearby (Nos 34 and 36), the appeal site sits in an area with a relatively open and low density character. The appellant refers to the possibility that the adjacent convent site 'could be subject to redevelopment'. However, I have been given no details of any future scheme for the site and therefore can give little weight to this potential change in circumstances.

7. The proposed dwelling would sit on a comparatively small plot and its front elevation would be close to the parking and turning areas. The distances between the dwelling and the boundaries of the plot would be short and the layout of the development would appear cramped and incongruous in this setting. Although only an outline application, the submitted plan shows what could be a visually significant retaining wall and because of the cramped layout there would appear to be few opportunities to soften the impact of any development through the provision of planting.
8. Planning Policy Statement 3: Housing advises against development that would be inappropriate in its context and states that new buildings should be well integrated with and complement neighbouring buildings and the local area more generally. This approach is reflected in policy CS16 of the Havant Borough Core Strategy (HBCS) which seeks to ensure that new development would respond to and respect local context. For the reasons given above I conclude on the first issue that this proposal would not meet these requirements.

#### ***Living Conditions of Neighbours***

9. The Council is concerned that the proposed development would give rise to a level of vehicular activity that would cause nuisance to the neighbours, particularly at Nos 32, 34 and 36 Avondale Road. However, the access already exists and is used by neighbouring properties for turning and parking, so the proposal would not introduce a new activity into the area but it would result in an intensification of the existing activity. However, no substantive evidence was submitted to demonstrate that the additional traffic movements from a single 2 bed chalet bungalow would be of such significance, when considered in tandem with the activity that already occurs, to cause demonstrable harm to the living conditions of neighbours. On the second issue I conclude that nuisance in terms of noise from parked cars and from additional vehicular movements, would not be significantly harmful. There is no justification for concluding that the increase in movements would be at a level to cause harm to nearby residents. The requirement of HBCS policy CS16, with regard to protecting the amenity of neighbours, would be met.

#### ***Transportation Contribution***

10. HBCS policy DM12 requires developments to mitigate their travel impact and policy CS21 includes a requirement for contributions to be made towards infrastructure provision, including for transport. A number of transport schemes are identified within Waterlooville and I am satisfied that the requirement for a contribution meets the tests as set out in Circular 05/2005: Planning Obligations.

11. The appellant has indicated that a Section 106 Agreement would be completed but I have not received a copy of any such document. I can therefore not be satisfied that the contribution would be made. The requirements of HBCS policies DM12 and CS21, with regard to transport contributions would not be met. This conclusion alone would be sufficient to justify dismissing the appeal.

**Conclusions**

12. Although I have found that the living conditions of neighbours would not be significantly harmed by the proposed development, this is outweighed by the impact of the proposal on the character of the locality and the fact that there is no certainty regarding the provision of a contribution towards transport infrastructure. For the reasons given above and having considered all other matters raised, the appeal should be dismissed.

*David Hogger*

Inspector