

Design & Access Statement

Proposed Development

At

Land adjacent

30 Queens Road

Waterlooville

Hampshire



Contents

Description

Planning History

The Local Community

Planning Policy Context

Design Proposal

Access

Conclusions

Site Photographs

Description

Queens Road is a residential area characterised by mainly detached dwellings. Number (No) 30 Queens Road comprises a detached dwelling sited on the north side of the Road in a large plot with mature boundaries.

The application site area of 738 sqm is located to the east of No 30 and currently forming the side garden area with a large garage / studio block of the host property.

The road is characterised by frontage development, although there is some backland development within the road and noted to the rear of No 30 and the application site.

Access to the rear properties is located to the east side of the application site and No 24 Queens Road via a 4m wide drive.

The properties within Queens Road are of varied scale and design with a traditional feel and traditional materials having been used, brick and render elevations with tiled roofs both hipped and gables styled roofs are commonly found.

Properties within Queens Road are sited behind established front boundaries providing sufficient space for off road parking and allowing a large degree of separation between frontages.

The Local Community

We have not consulted the adjacent properties of the pending application and rely upon the notification to the adjacent properties and wider local community via the planning advertisements made by the Council.

Working Practice:- To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no working on Sundays or Bank Holidays. All materials and plant would be kept within the curtilage of the application site.

Crime & Anti-social behaviour:- No special measures are considered necessary for the prevention of crime or anti-social behaviour with the retention of the existing boundary features and proposed fencing.

Site Planning History

The most recent of applications noted is as follows:-

07/67592/000 | Rear extension. 2007 | Status: Approved

Planning Policy Context

Both local and national policies have been considered in preparation of the proposed scheme.

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS21 (Developer Requirements)

CS9 (Housing)

AL1 (Presumption in Favour of Sustainable Development)

The Council's Five-Year Housing Land Supply Update at November 2021, indicates the Borough's housing land supply. The shortfall engages Paragraph 11d) of the NPPF with its presumption in favour of granting permission unless there are any significant adverse impacts that would outweigh the benefits. It is accepted that the proposal for one additional dwelling, within the area of Waterlooville, would make a positive contribution to the housing supply.

DM18 (Protecting New Development from Pollution)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from

Residential Development

Draft Havant Borough Local Plan 2036

Design Proposal

The proposal is for the demolition of the existing garage / studio block sited within the side garden area of the host dwelling No 30 on the east side of the property.

The proposed new dwelling will be sited 2m from the existing allowing for side access to each property and in part separated by a 1.8m high softwood fence.

The proposed dwelling occupying a footprint of 132 sqm at ground floor level with a separation of 15m from the proposed to the front boundary and 8.2m to No 24 on the east maintaining the character of separation found within the streetscape.

The retention of the existing dropped kerbs will retain the access points to the highway, combined with the retention of the existing hedgerow for screening. The host dwelling and the new will have sufficient off-road parking to support a minimum of 3 cars per unit.

A modern 4-bedroom detached property is proposed with a traditional appearance drawing from the adjacent properties. A quality facing brick at ground floor level with a corbelled brick detail allowing for a transition to render at first floor level. Sash style windows, obscured glazing on side windows, timber and aluminium doors are proposed with a tiled roof and contrasting hip and ridge tiles, quality materials and design reflecting on the local context.

Making a positive contribution to the overall appearance of the street scene and wider area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability.

Combined with energy saving methods for heating and hot water from the proposed air source heat pump and high levels of insulation will ensure a sustainable development is achieved also:-

- considered openings will animate internal spaces with ample natural daylight, reducing the demand for artificial lighting;
- low-energy fittings will be utilised throughout;
- locally-sourced materials will be used; and
- the construction would produce a dwelling with a high thermal mass and stable internal environment.

A large rear garden 28m in depth contained within the existing hedgerow will provide the amenity space combined with a small outbuilding to support cycle and refuse storage.

A detailed landscaping plan will be provided to show an enhancement with new native hedgerow to be provided on the west boundary at the front of the property and selective planting throughout. The landscaping plan is in part driven by the conclusions of the ARBORICULTURAL report as follows:

This development layout will entail some tree and hedgerow losses but these are not deemed to be significant in the wider landscape and their loss can readily be mitigated with new tree planting within the newly formed rear garden to this dwelling.

At the end of the contract the protective fencing will need to be lowered to allow the new wooden boundary fencing to be constructed – this is to follow hand dig principles to ensure that both hedges survive the development with minimal root disturbance and no adverse impact on their health and vitality.

Provided that the methodology set out in the report is strictly adhered to in a carefully considered and phased and supervised manner then I would not foresee any detrimental impact taking place that might undermine the ongoing health and stability or visual amenity value of those trees shown for retention.

Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of HBC Policy (Core Strategy).

Access

Emergency services will be able to gain access to all areas of the development should the need arise. Level entry will be provided to the front of the property with

full circulation at ground floor level for occupiers and their visitors in accordance with Building Regulations Approve Documents.

Car parking with 3no spaces will be provided along with cycle storage in accordance with HBC Parking SPD. Should the need arise local transport and bus routes can be found close by to the entrance of Queens Road.

Conclusions

It is submitted that the requirements of the development plan are satisfied by this proposal since it would not detract from the existing street-scene; would be in keeping with the character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians and cyclists; provides satisfactory car and cycle parking; respects privacy, outlook and sunlight; and takes into account the existing site ecology.

Development of this site in the manner proposed would achieve more efficient use of this sustainable urban land without harm to the character or appearance of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

It is therefore respectfully requested that the application is approved.

Site Photographs

View from the rear looking south existing garage / studio block



View from the front looking east existing garage / studio block



View looking east with the front hedgerow.



View from the front looking north with the existing side drive



View from the front looking north west



View from the front looking north.

