



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

for

**Single Storey Side Extension
at**

58 Trojan Way, Waterlooville, PO7 8AL

**Written and Prepared by Planning By Design on
Behalf of Mr. James Hulme & Stephen Miller**

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Application

Planning By Design (the agent) has been instructed by Mr James Hulme and Stephen Miller (the applicant) to prepare and submit a planning application to Havant Borough Council (the planning authority) for a proposed single storey side extension (the proposal) at 58 Trojan Way, Waterlooville, PO7 8AL (the site). In support of this application, the following Planning Statement has been produced to demonstrate the suitability of this proposal in relation to the site location and evaluate its accordance with national and local policies.

Site Location

The site is 58 Trojan Way, Waterlooville, PO7 8AL, with the site itself being a two-storey end of terrace property. The dwellinghouse has its principal elevation facing onto Crookhorn Lane, with the rear of the property facing onto Trojan Way via a public footpath. The building is finished in cladding, a roughcast render, white uPVC windows and doors. The site is bound by a large 2 metre fence painted in dark grey. The garden ground consists of two large storage outbuildings.

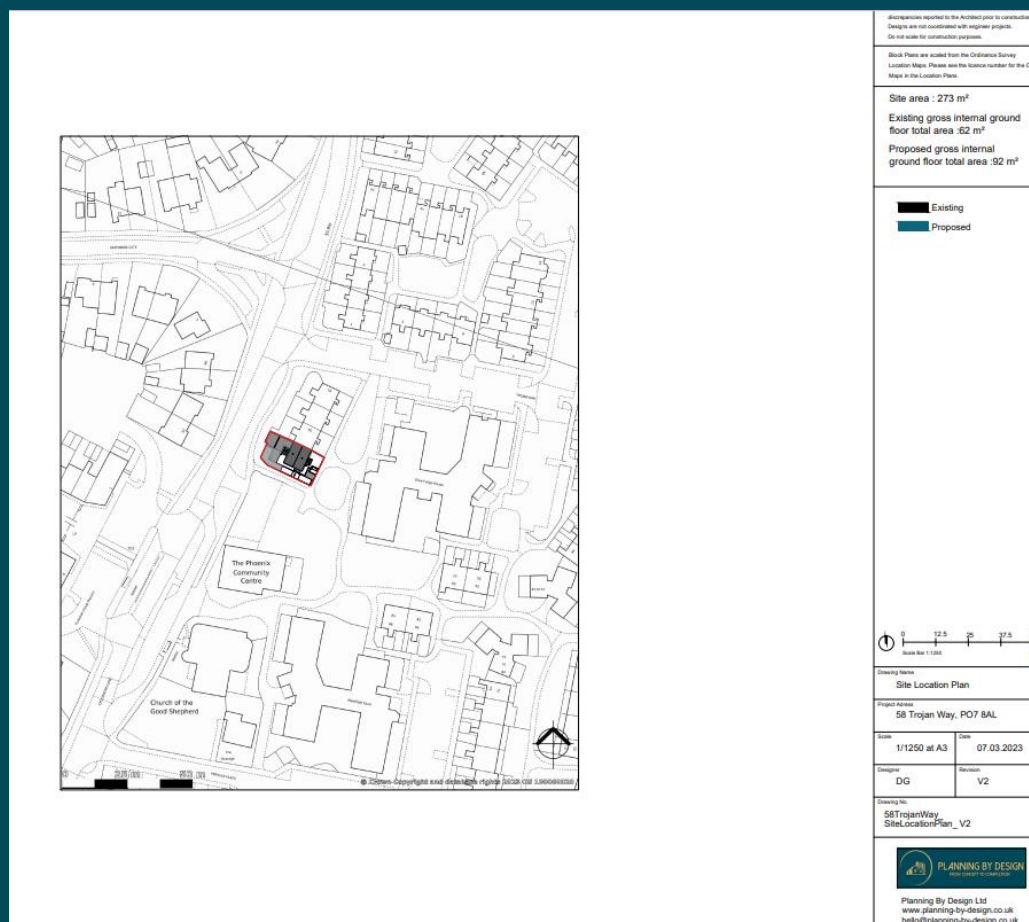


Figure 1: Site Location Plan (not to scale, see planning drawings and design)

Proposed Development

The proposed development requested via the submission of this householder planning application is to remove the existing two detached storage units in the garden ground area, and replace these with a single storey side extension. The side extension will be finished flush to the principal elevation, with bi-folding doors, whilst the rear will project no further than the existing back porch of the property. A patio area is proposed to the front of the property, which will include steps to a hot tub. The extension will be finished with an external clad finish. The height of the proposed, due to the topography of the site, rises above the existing boundary treatment to the front, but is below to the rear. Three Velux windows are to be installed onto the flat roof. The purpose of the proposal is to facilitate additional incidental living space within the property, as demonstrated through the supplied planning drawings and design, and consist of a games room for domestic use, a domestic storage unit and an office to provide domestic home-working facilities for our clients. It is considered that the design approach taken minimised the footprint being built on, utilising previously built areas, and allows for the sympathetic extension of the property whilst not resulting in an extension which is overbearing and visually obtrusive onto the building. To ensure that the proposal will complement the existing property, the use of matching materials will be implemented during construction.



Figure 2: Proposed Elevations (not to scale, see planning drawings and design)

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

- National Planning Policy Framework
- National Planning Practice Guidance
- Havant Borough Core Strategy (2011)

National Planning Policy Framework (NPPF)

Achieving sustainable development, paragraph 7 of the NPPF, highlights the importance of “fostering well-designed, beautiful and safe places” as a social objective for achieving sustainable design.

Analysis: The proposal will contribute positively to the three development objectives outlined in the National Planning Policy Framework as the proposed change of use will not result in any significant change to the areas existing streetscape character

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types are available in the right places at the right time to support growth, innovation and improved productivity; and by identifying and coordinated the provision of infrastructure;
- ii) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open space that reflects current and future needs and support communities’ health and social cultural well-being; and
- iii) An environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The proposal represents sustainable development in line with NPPF as it will positively contribute to all three primary goals. Firstly, the proposal will provide significant

social benefits to the applicant as it will provide the existing property with additional incidental living space while not being intrusive to this areas existing landscape character. As such, the proposed development will therefore not result in any detrimental impact to the surrounding environment by way of visual impact. From an economic perspective, the proposed development will promote economic activity at a local level following development as local suppliers and contractors will be sought following planning approval

Paragraph 11 of the NPPF describes the presumption in favour of sustainable development. Additionally, paragraph 11 specifically states that for decision-making, this means (among other things):

- Approving development proposals that accord with an up-to-date development plan without delay; or:
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - i) The application of policies in this Framework that protects areas or assets of particular importance provides a clear reason for refusing the development proposed; or:
 - ii) Any adverse impacts of doing so would be significant and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In line with the National Planning Policy Framework, Planning By Design kindly requests for a timely decision to be made on the proposal. Additionally, Planning By Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

Havant Borough Core Strategy (2011)

Of the Havant Borough Core Strategy (2011), and Havant Borough Local Plan (Allocations) (2014) the following policies are recognised as relevant considerations for the assessment of this application:

- **Policy AL1 – Presumption in Favour of Sustainable Development**
- **Policy AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements**
- **Policy CS16 – High Quality Design**
- **Policy CS17 – Concentration and Distribution of Development within the Urban Areas**

Supplementary Planning Documents

- **Havant Borough Council Borough Design Guide SPD (2011)**
- **Havant Borough Council Parking SPD (2016)**

Policy AL1 – Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
2. Specific policies in the NPPF indicate that development should be restricted.

Analysis: The proposed development is compliant with Policy AL1, as the proposed development complies with the relevant policies contained within the Local Plan, as discussed further within this statement.

Policy AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

The urban area boundaries for Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville are defined on the Policies Map.

The Borough's undeveloped gaps are those areas between the urban area boundaries of Waterlooville, Leigh Park, Havant, Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester.

Planning permissions will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence, and meets any of the following:

1. Relates to small scale householder development.
2. Meets an overriding public need e.g. For community or recreation use, that cannot be accommodated elsewhere in the Borough.
3. Meets the policies for exceptional development in 'rural areas', set out in the NPPF.

Land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap. Development of exceptional affordable housing in the non-urban areas of Hayling Island is not considered appropriate or necessary and is likely to be refused planning permission.

Analysis: The proposed development is compliant with Policy AL2, as the proposed development is located within the defined urban boundary of WaterlooVille.

Policy CS16 – High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and;
 - a. Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b. Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c. Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d. Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e. The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a. The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b. New streets are not dominated by vehicular traffic;
 - c. The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

Analysis: The proposed development is compliant with CS16 as the proposal is of a high standard that takes inspiration from the aesthetic and architectural style of the host dwelling, as well as of its surroundings. The proposal is of a modest scale and design which will integrate well with the existing property, and responds appropriately to the site. The siting utilises an area of ground previously used for outbuildings, and it is considered that the proposed development is an improvement on site compared to existing. The height of the extension is low, and will not project significantly above the existing boundary treatment, assisted by topography on site, reducing the extensions prominence. Furthermore, this helps to reduce the visual impact that the proposed extension may have on the wider streetscape. Due to the location of the extension, it will not negatively impact the amenity of neighbouring properties. The location of fenestration has been chosen to carefully avoid any privacy loss as a result. Due to the nature of the rooms use, there would be no impact by way of noise. In relation to the above policies other points, the following comments are offered:

3. *The proposed extension is of a size and scale where the current relationship between the buildings and the street and spaces are maintained, being located solely on the applicants garden ground.*
4. *This criterion is not relevant to this development*
5. *This criterion is not relevant to this development*
6. *The construction of the extension will be done to the highest of quality, and all waste shall be disposed off appropriately.*
7. *The proposed extension facilitates the change of the users need, with the inclusion of a home-office space.*

Policy CS17 – Concentration and Distribution of Development within the Urban Areas.

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island, as shown on the Proposals Map.
2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.
3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram).

Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

Analysis: The proposed development is compliant with Policy AL2, as the proposed development is located within the defined urban boundary of Waterloo.

Havant Borough Council Borough Design Guide SPD (2011)

Side Extensions

It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof. Flat-roofed extensions are not normally acceptable, particularly at two storey height.

It is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. In general, the extension should not be closer than two metres from the boundary with neighbouring properties.

Single Storey

Single storey extensions, should also be more modest in scale than the main building and should not be allowed to dominate. In general, flat roofs are not acceptable. The roof of the extension should mirror that of the main building, in terms of its angle, eaves detail, materials, doors and windows. There may be exceptions to this rule, providing the results do not have an adverse effect on neighbouring properties or the streetscene.

Again, it is important to retain the gaps between buildings and a single storey extension should be in keeping with the local pattern of development, looking to immediate neighbours first. Single storey extensions should therefore be at least 1 metre from the boundary with adjacent properties.

Analysis: The proposed development is compliant with Havant Borough Council Borough Design Guide SPD (2011), as the proposed extension is visibly subservient to the main building. The gap between this building and the neighbouring property to the east is maintained as the proposal does not infringe in the public space between the two. The single storey height minimises the risk of a negative impact being felt on the mentioned gaps. The extension is located on the end of terrace, obscured via existing boundary treatment, and will therefore not have a negative impact on any amenity of any neighbouring properties. The proposed extension is located more than 2 metres away from the boundary of its nearest neighbour. Although flat roofs are discouraged, it is considered that in this circumstance, it allows the extension to be more obscured, reducing the visual impact that the extension will have on the streetscape, as well as the host dwellinghouse. Furthermore, it allows the extension to be more visibly subservient to the main dwelling, whilst also remaining sympathetic to the original dwellinghouses architectural style. It is considered that the proposed development is a high-quality design which provides additional incidental living space for its occupants.

Havant Borough Council Parking SPD (2016)

If a planning application for extension/alterations (residential and non residential) involves a significant increase in area then the impact of the development on parking will be a material consideration and additional parking spaces may be sought to ensure that a suitable level of parking provision is made.

Analysis: The proposed development complies with the Parking SPD, as the proposed development does not increase the number of bedrooms on the site, and thus will not lead to an intensification on site. As such, it is considered that the parking provision as existing will remain sufficient.

Conclusion

Following a review of the sites applicable planning policies and material considerations, the proposed development requested via this planning submission is considered to be sustainable development in accordance with national and local planning policy and should be deemed as acceptable in principle. The single storey side extension has been designed to be subordinate, minimal in scale, and utilising existing built on garden ground, whilst resulting in a visual improvement compared to existing. It was considered that this approach allows for the sympathetic extension of the property whilst not resulting in an extension which is

overbearing and visually obtrusive onto the building nor the wider streetscape The purpose of the proposal is to facilitate additional incidental living space within the property, as demonstrated through the supplied planning drawings and design. Due to the sites appropriate distancing from any neighbouring properties, the proposal will not result in any detrimental impact to residential amenity by way of loss of light or overlooking, noise or overbearing. To further ensure that the proposal will appropriately blend into the existing dwelling, the use of matching materials will be implemented during the construction of this development following planning approval.

Following a review of National and Local material considerations and policy requirements, we see no reason for the Council to withhold our request for planning permission and kindly request that a reasonable decision is made in line with the development objectives of the National Planning Policy Framework.

During the assessment process, Planning by Design welcomes correspondence with the allocated case officer, should any concerns be raised or any further information be required.

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