

Application at 16 Selbourne Avenue, Havant. PO9 4PX

Proposed single dwelling on adjacent vacant site

DESIGN AND ACCESS STATEMENT



1.0 INTRODUCTION:

This Design and Access Statement has been prepared for consideration in conjunction with the planning application made to Havant Borough Council for a proposed two-storey dwelling within the existing curtilage of the applicant's property, 16 Selborne Avenue, Havant.

This statement is to be read in conjunction with all the submitted plans and documentation as listed below:

- P01A Location, block and site plan
- P02A Proposed floor plans
- P02A Proposed elevations

Flood risk assessment and supporting information

The application site is in the Leigh Park area of Havant Borough and has an area of approximately 286 sq.m which is currently occupied by an existing end of terrace property, garden to the rear and hardstanding to the eastern side and front of the property. This property is in the ownership of the applicant and we are seeking approval for an additional two storey dwelling to complete the terrace.

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2.0 PLANNING HISTORY:

19/00860/FUL

Withdrawn

Erection of 1 No. 3 bed detached dwelling

19/01254/FUL

Refused

Erection of 1 No. 3 bed detached dwelling

20/00302/FUL

Refused

Erection of 1 No. 3 bed detached dwelling

GEN/20/00414

Pre-planning enquiry

With regards to the previous applications submitted, the biggest constraint is the fact that the site falls within Flood Zone 3. This makes residential development 'more vulnerable' and requires a Flood Risk Assessment and both a Sequential and Exception test.

The applicant has engaged the services of a flood risk and drainage consultant since the above applications to assess the site and demonstrate that the proposed scheme can pass the NPPF Sequential and Exception tests and supporting documentation has been included within this application to demonstrate this.

The updated scheme now forming part of this application was the subject of a recent pre-planning application (GEN/20/00414) and the planning officer commented on the improvement of the proposal to the previous schemes in terms of design and garden space for future occupiers.

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3.0 SITE LOCATION AND LOCAL FACILITIES

The site is part of the Leigh Park Estate, a residential suburb located North-West of Havant Town Centre.

The surrounding area is predominantly residential and has good links with local schools, shopping parades and small-scale businesses. The blocks of accommodation in the area are broken up by open space in the form of parks, playing fields, allotments, and wide green verges. The area benefits from trees generally throughout which add to the quality of the residential the area.

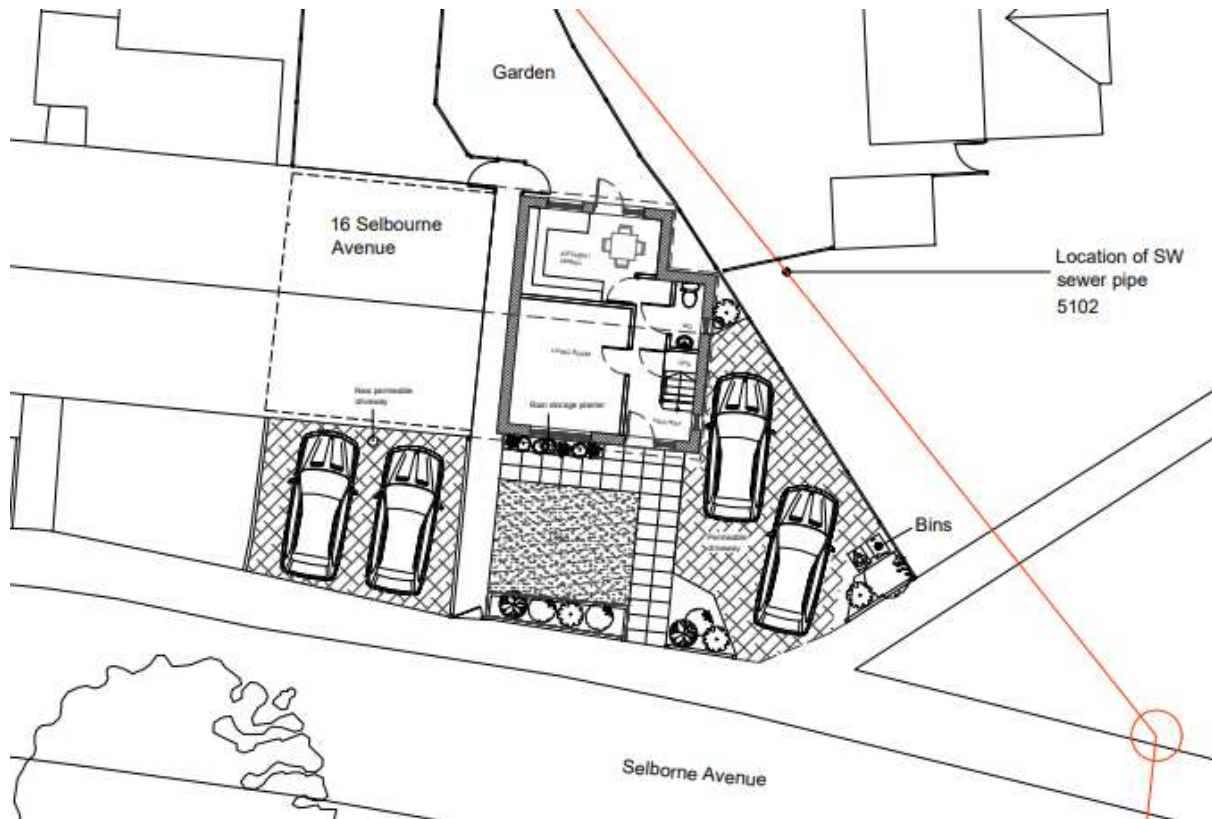
These facilities are within a few minutes' walk from the application site and the area offers a variety of public pathways for recreational walking. There are bus stops in Purbrook Way, within walking distance from the site, which provide links to Havant Town Centre, where the Train Station is located.

Havant train station is served by trains operated by South Western Railway, Southern and Great Western Railway, which collectively offer transportation to London, Brighton, Portsmouth and Southampton.



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4.0 PROPOSAL: DESIGN AND SITING

On the previously submitted applications, there was a concern relating to design and siting of a detached dwelling within the street scene.

The property is part of a terrace and is typical of those within the vicinity. There is a continuity with eaves and a rhythm to the facades to which we have drawn inspiration when considering the proposal for the site.

We are proposing a property that will provide a continued façade with aligned eaves and I acknowledge that your indicative drawings show an end of terrace dwelling with aligned eaves and ridge etc and one that is more appropriate to the character of the area than a detached dwelling.

Following advice from the flood risk and drainage consultant, the applicant is no longer considering raising the internal floor level but installing SUDs storage beneath permeable surfaces to the driveway of both the existing and proposed property, along with a couple of rain storage planters in the front area, as shown on the accompanying plans.

When looking at the site and the size of the potential dwelling, we were conscious to keep the property in line with current housing standards and therefore are proposing a 2-bedroom property rather than a 3 bedroom as previously submitted as we have a combined internal footprint of 71 sq.m which equates to a 2-bedroom, 3 person dwelling.

The site is tapered but we have made the worked with this feature by stepping the plan, which also provides some interest to the end elevation adjacent to the boundary line.

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4.0 PROPOSAL: DESIGN AND SITING continued

Both properties will benefit from amenity space at the back as we have provided an undercover walkway between 16 Selbourne Avenue and the new dwelling by way of taking the first-floor plan across to meet with the newly formed Party Wall between the two properties.



5.0 MATERIALS

The Leigh Park Estate properties are built in brick of various colours and finishes. Over time changes have been made by owners of the properties and there has been an introduction of render and cladding around the area. We are proposing to build the property in a buff/yellow brick to match that of 16 Selborne Avenue and the roof finish will be concrete interlocking tiles to be a continuation of the terrace.

6.0 PARKING

The existing property on site has space at the front for 2 parking spaces. The Leigh Park Estate was not designed to accommodate the number of cars that we have these days, however we have proposed an additional 2 car parking spaces on a permeable surface to the front of the new property. During the works to provide the SUDs drainage elements, a new dropped kerb access will need to be provided for 16 Selborne Avenue, while the new proposed dwelling will make use of the existing site access

7.0 SUDS DRAINAGE

Within the attached documentation from ARK Environmental, a schematic has been provided to show how the overall sustainability of the scheme has been enhanced. The proposals include areas of permeable surface to both properties to be used as parking spaces and two planters for rainwater storage.