

Planning, Design and Access Statement

16 Lovedean Lane, Waterlooville, PO8 8HH



21 January 2021

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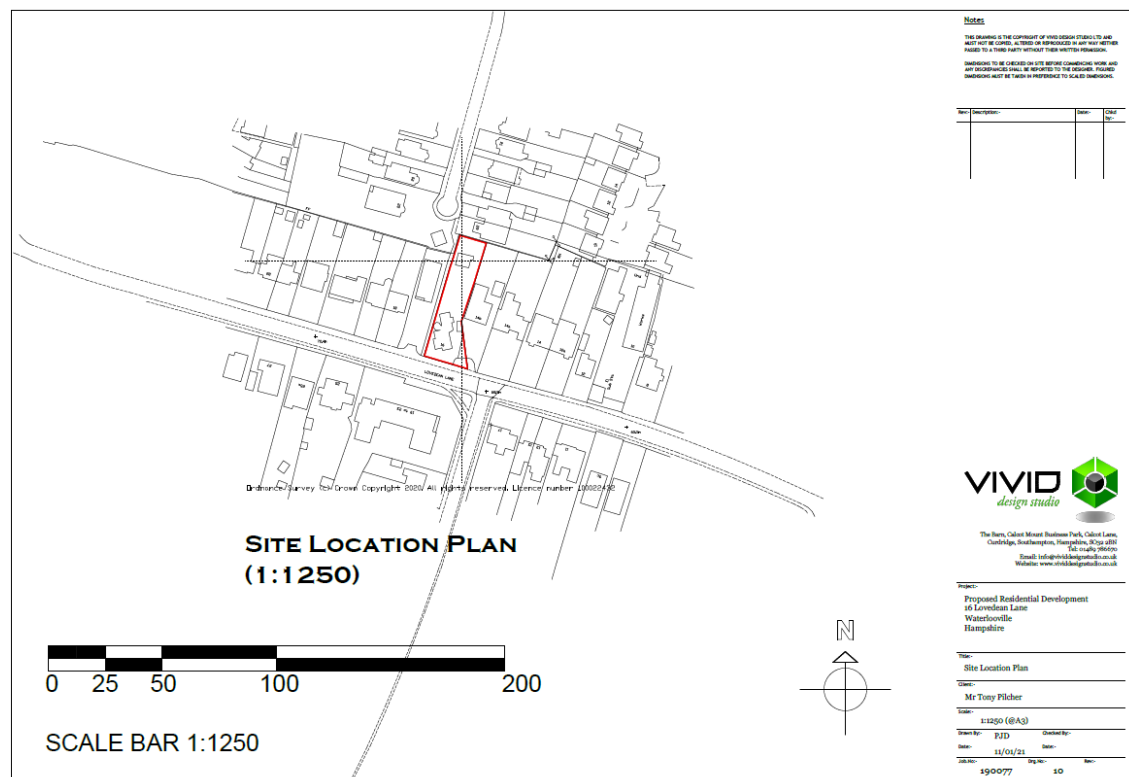
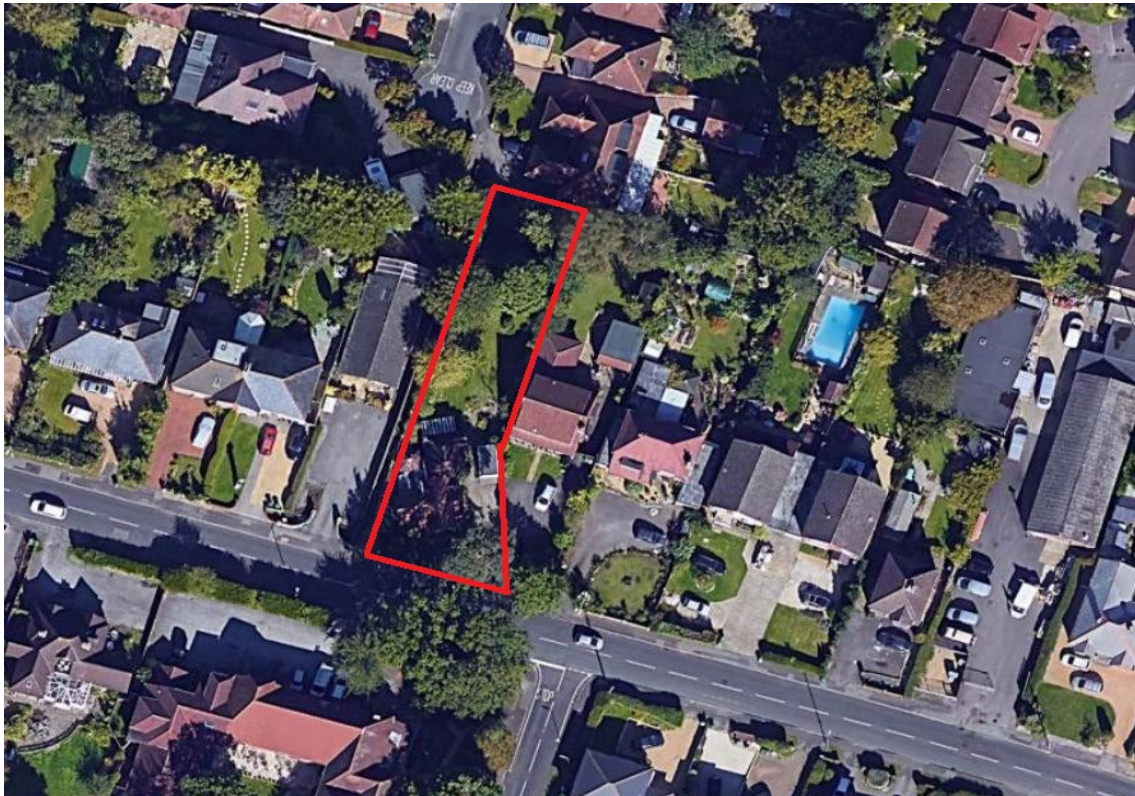
BA (Hons) Dip TP MRTPI



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1 Aerial Photograph



2 Introduction

- 2.1 This statement has been prepared by Wessex Planning Ltd on behalf of Chewton Developments Ltd in support of a planning application for the refurbishment and extension of the existing dwelling and construction of one new dwelling at 16 Lovedean Lane, Waterloooville, PO8 8HH.
- 2.2 A pre-application enquiry was carried out with helpful advice received 11th February 2020 as to the design and layout of the proposals, and other planning matters. However a previous application submitted after this pre-application advice was withdrawn following the LPA's serving of a Building Preservation Notice upon the existing dwelling. This Building Preservation Notice has now been withdrawn as a result of Historic England's recommendation NOT to list the building.
- 2.3 The very public calls for the listing of the cottage unfortunately resulted in detrimental publicity for what was an obviously unoccupied building. The effect of the long delay as a consequence of the LPA's serving of the Building Preservation Notice and subsequent consideration for listing by Historic England has simply expanded this period of known non-occupation. Unsurprisingly, and as a direct consequence, the building has been subject to two separate acts of vandalism, both of which have been reported to the Police and have separate crime incident numbers. This application is submitted against this background.
- 2.4 Submitted with the planning application are:
- Application forms and Ownership Certificate
 - CIL forms
 - Location Plan
 - Block Plan
 - Elevations
 - Floor plans
 - Street Scenes
 - Ecological Appraisal
 - Bat surveys
 - Arboricultural Report
 - European Sites Mitigation checklist

3 Site Context and History

- 3.1 The site lies within the built-up area of Waterloooville. Surrounding the site are detached dwellings of varying sizes.
- 3.2 Following the serving of a Building Preservation Notice on the existing dwelling a previous application relating to this site (reference APP/20/00436) was withdrawn. Historic England were consulted by the LPA regarding the potential listing of the existing dwelling, but have confirmed that the building will not be granted Listed status.
- 3.3 The previous application generated several public comments following consultation, and predominantly as part of a Facebook campaign. Most of the comment related to the local historic value of the existing dwelling and concerns about demolition. Various historical assertions were made that were unsubstantiated, and incorrect, as evidenced by Historic England's unwillingness to list the building. Nevertheless, as a result, this application seeks to address the concern through the retention of the existing dwelling.
- 3.4 No 16 is an older property noted within the pre-application response as having an attractive cottage character with flint detailing and a clay tile roof. Whilst attractive, the cottage is of no particular architectural merit. The standard of construction is low, with damp and low thermal performance.
- 3.5 Despite its position sitting forward of most of the surrounding development towards the carriageway it does not have a prominent appearance in the street scene as a result of the dense frontage hedge and the single storey nature of the building.
- 3.6 The dwelling shares an access with its neighbour, No 14b Lovedean Lane. To the rear lies its large garden area, where a large outbuilding can also be found.
- 3.7 No 14b, to the east, is a detached two storey dwelling. No 29 Keydell Close, sited to the rear of the property is also detached and has two storeys, although the first floor rooms are contained within the roof of the dwelling. It has no facing windows at roof level.
- 3.8 Sitting between No 16 and 16a Lovedean Lane is a single storey dwelling. Running along the western boundary to the property is a pedestrian pathway leading to Keydell Close to the rear of the site.
- 3.9 Generally, however, there is a mix of full two storey dwellings, chalet bungalows and single storey dwellings.
- 3.10 Sited immediately adjacent to the access is a large Scots Pine tree, protected by a Tree Preservation Order.

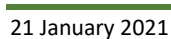
4.1 The use of the site is proposed to remain residential.



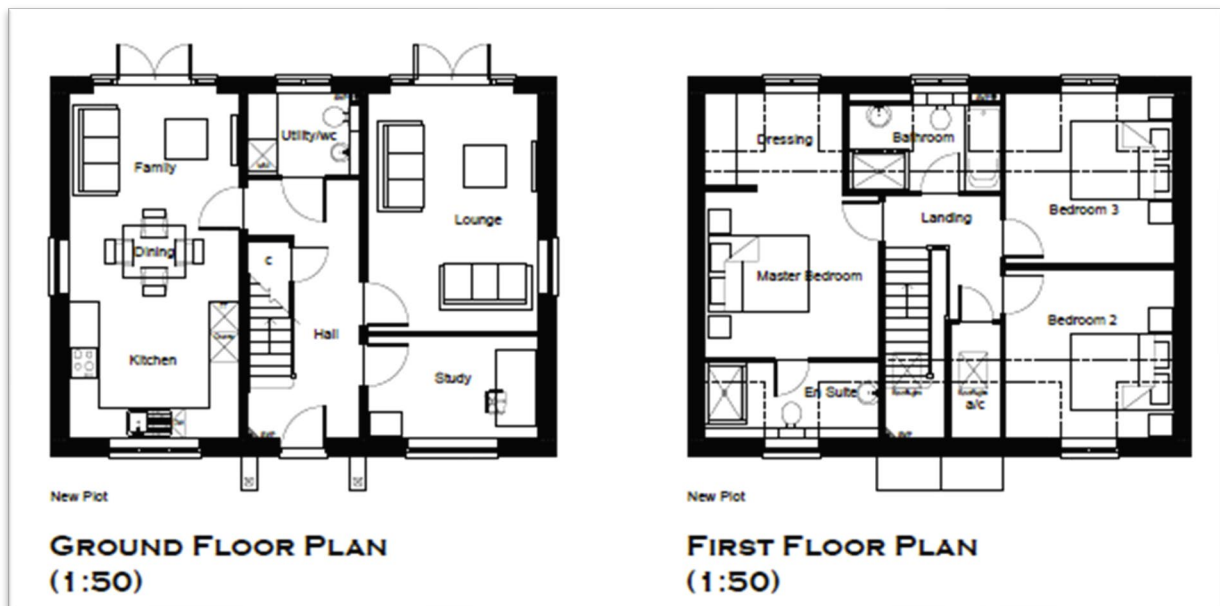
4.2 It is proposed to extend and refurbish the existing single storey dwelling and construct one detached dwelling. This would make more efficient use of the land within an urban area and result in two high quality dwellings.

LAYOUT

4.3 The retained cottage would be extended to and rear, following the demolition of later additions to the original cottage. A garden would be retained to the rear, sufficiently large for what would remain a small 2 bedroomed cottage.



- 4.4 The proposed new dwelling would be located to the rear of the cottage. As a slightly larger dwelling, benefitting from 3 bedrooms, it would benefit from a slightly larger, good sized, garden area.

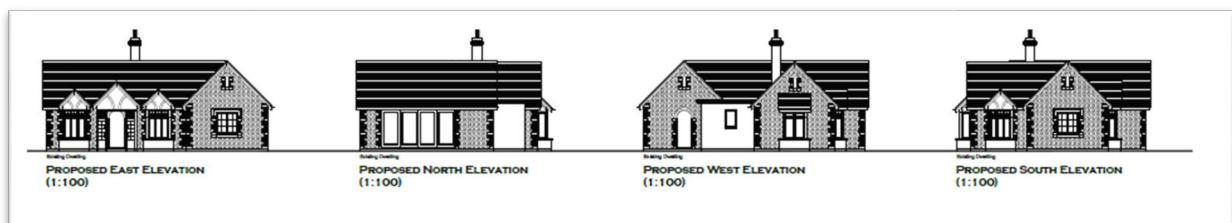


- 4.5 The layout has been carefully designed to ensure no direct overlooking between either properties due to appropriate separation distances. Neighbouring properties have also been considered carefully in terms of the layout of rooms. Whilst separation between the nearest property in Keydell Close accords with amenity standards, the layout of upstairs rooms has also been considered to reduce any additional perception of overlooking. Two out of the 3 rear first floor windows would be obscure glazed.

- 4.6 Parking would be provided in a small parking court between the cottage and the new dwelling.

SCALE

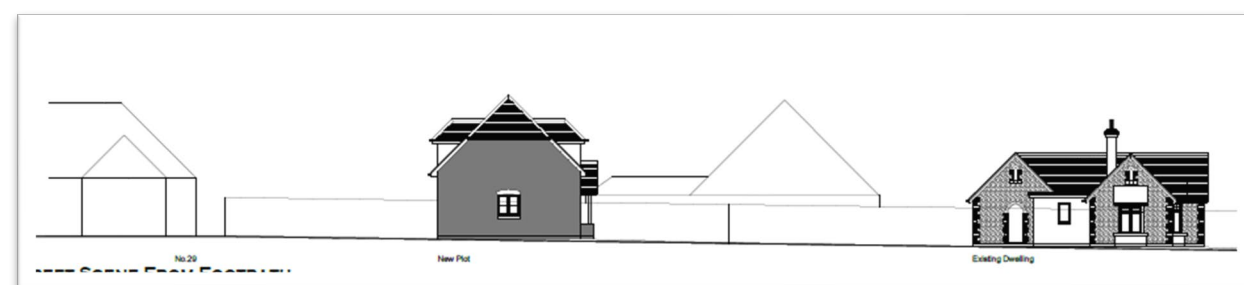
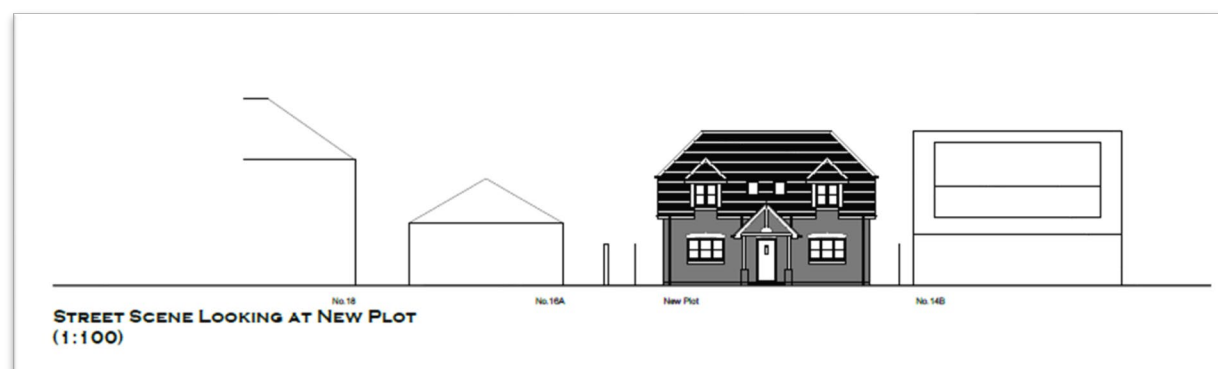
- 4.7 The refurbished and extended cottage would remain single storey in height with extensions proposed that would retain the character of the dwelling whilst also appearing subservient to the existing dwelling.



- 4.8 The scale of the dwelling to the rear is two storey albeit the second storey is contained within the roof.



- 4.9 The street scenes below (from Lovedean Lane and from the adjoining public right of way) show that the height of the chalet bungalow is similar to the adjoining properties in both Lovedean Lane and Keydell Close.



APPEARANCE

- 4.10 The style of the dwelling to the rear is traditional. Its appearance as a barn hipped chalet bungalow is typical within this suburban area.
- 4.11 The appearance of the extensions to the existing cottage are designed to reflect its historic character with the use of traditional materials and detailing.
- 4.12 Both dwellings would be finished in red brick beneath plain tiles, but the frontage bungalow will have flint detailing.

ACCESS

- 4.13 The access to the property would remain from Lovedean Lane, shared with 14b Lovedean Lane. Notice No 1 has been served on the owner adjacent who has no objection to the proposals.
- 4.14 A small parking court would be provided to the front of the new dwelling to cater for each dwelling providing two spaces for each dwelling with sufficient turning area provided for each parking space.
- 4.15 Bin stores are located to the front of Plot 2 and the side of Plot 1. Cycle stores would be provided to each garden.

LANDSCAPING

- 4.16 Soft landscaping will be provided in the form of sufficiently sized rear gardens for both properties, with the existing hedging retained to the street frontage. The existing trees will be retained, and a full tree report accompanies this submission demonstrating that no harm will come to retained trees, including the protected Scots Pine to the front of the property. Hard landscaping will be provided in the form of permeable block paving to the access, and 1.8m high timber close boarded fences to side boundaries.

5 Policy Context

- 5.1 The policy context for Havant Borough Council is contained within the Local Plan (Core Strategy) adopted March 2011 and the Local Plan (Allocations) adopted July 2014. A replacement plan is currently being prepared but has not yet been submitted to the Planning Inspectorate for examination.



- 5.2 The most relevant Core Strategy policies are reproduced below:

DM8 Conservation, Protection and Enhancement of Existing Natural Features

“Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness, and which addresses all of the relevant criteria as set out below:

- 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.*
- 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.*
- 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.*
- 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.”*

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."*

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."

DM13 Car and Cycle Parking on Residential Development

"Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document."

- 5.3 Within the Local Plan (Allocations) document, the following policies are of relevance:

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.”*

Policy DM24 – Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

“Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in combination effect of net additional dwellings. This mitigation can be provided through:

- a) A financial contribution.*
- b) A developer provided package of measures associated with the proposed development designed to avoid or mitigate any significant effect on the SPAs subject to meeting the tests of the Habitats Regulations.*
- c) A combination of measures in (a) and (b) above.*

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the integrity of the SPAs.

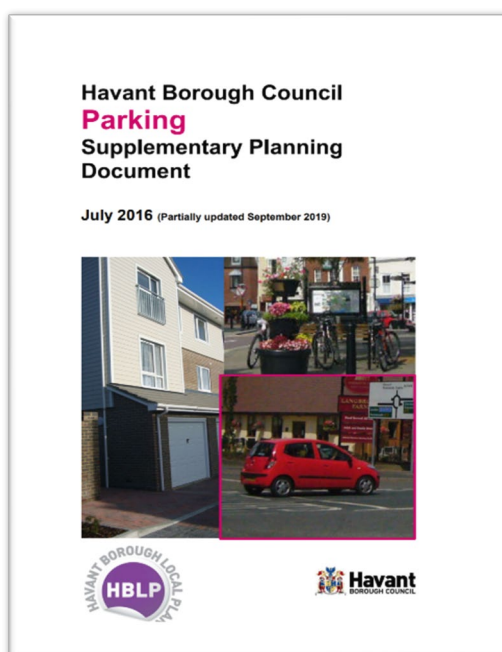
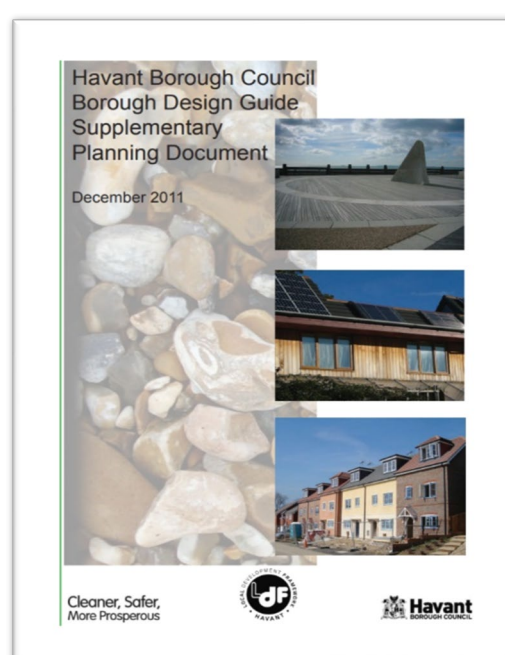
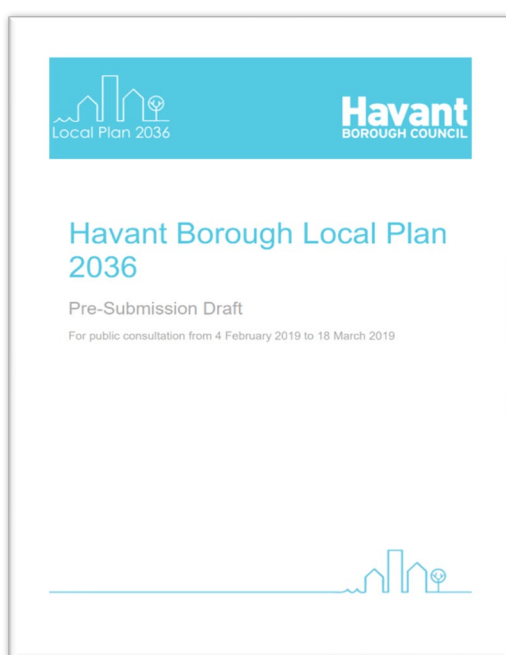
The provisions of this policy do not exclude the possibility that some residential schemes, due to their size/and or location, may require individual assessment under the Habitats Regulations on advice from Natural England and additional site specific avoidance or mitigation measures.”

- 5.4 A Community Infrastructure Levy charge of £119.29 per additional square metre is also payable for one dwelling or more within Havant and this will be paid should the proposal be considered acceptable.
- 5.5 The Solent Recreation Mitigation Strategy applies to this proposal. For the new dwelling there is a financial requirement of £637-880 (for 3-5 bedroom dwellings respectively) and will be paid should the application be considered acceptable.
- 5.6 Havant also has a nitrates mitigation strategy for additional new dwellings and it is expected that this will also be paid should the application be considered acceptable.

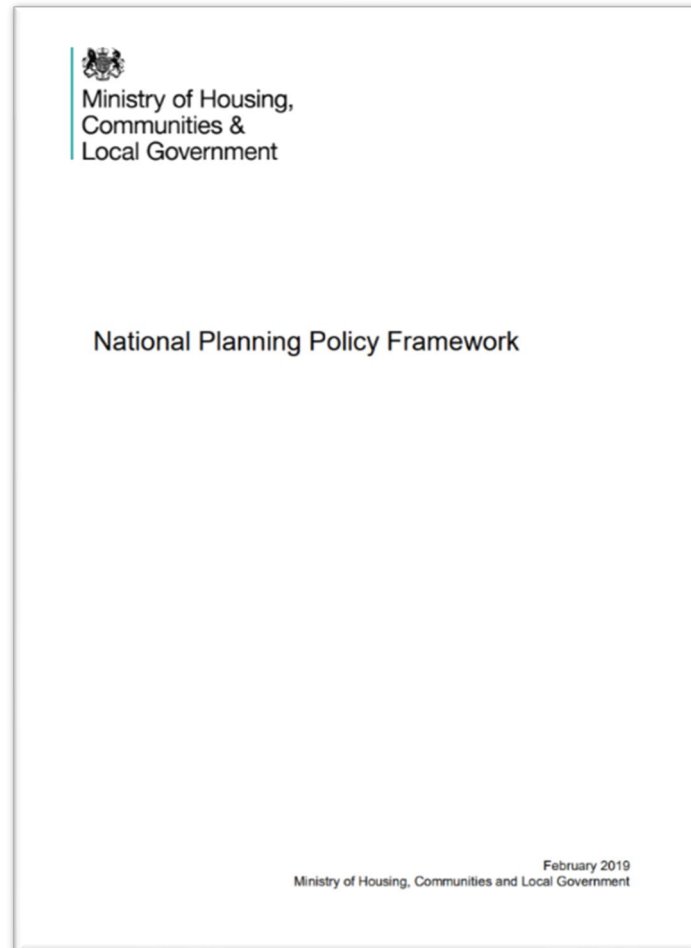
6 Other Material Considerations

6.1 The Pre-submission Havant Borough Local Plan 2036 is a material consideration, the weight of which increases as it nears adoption. Several policies are relevant that bring forward the aims and requirements of similar policies within the adopted plan. These are listed below:

- IN3 – Transport and Development
- E1 – High Quality Design
- H1 – High Quality New Homes
- E22 – Amenity

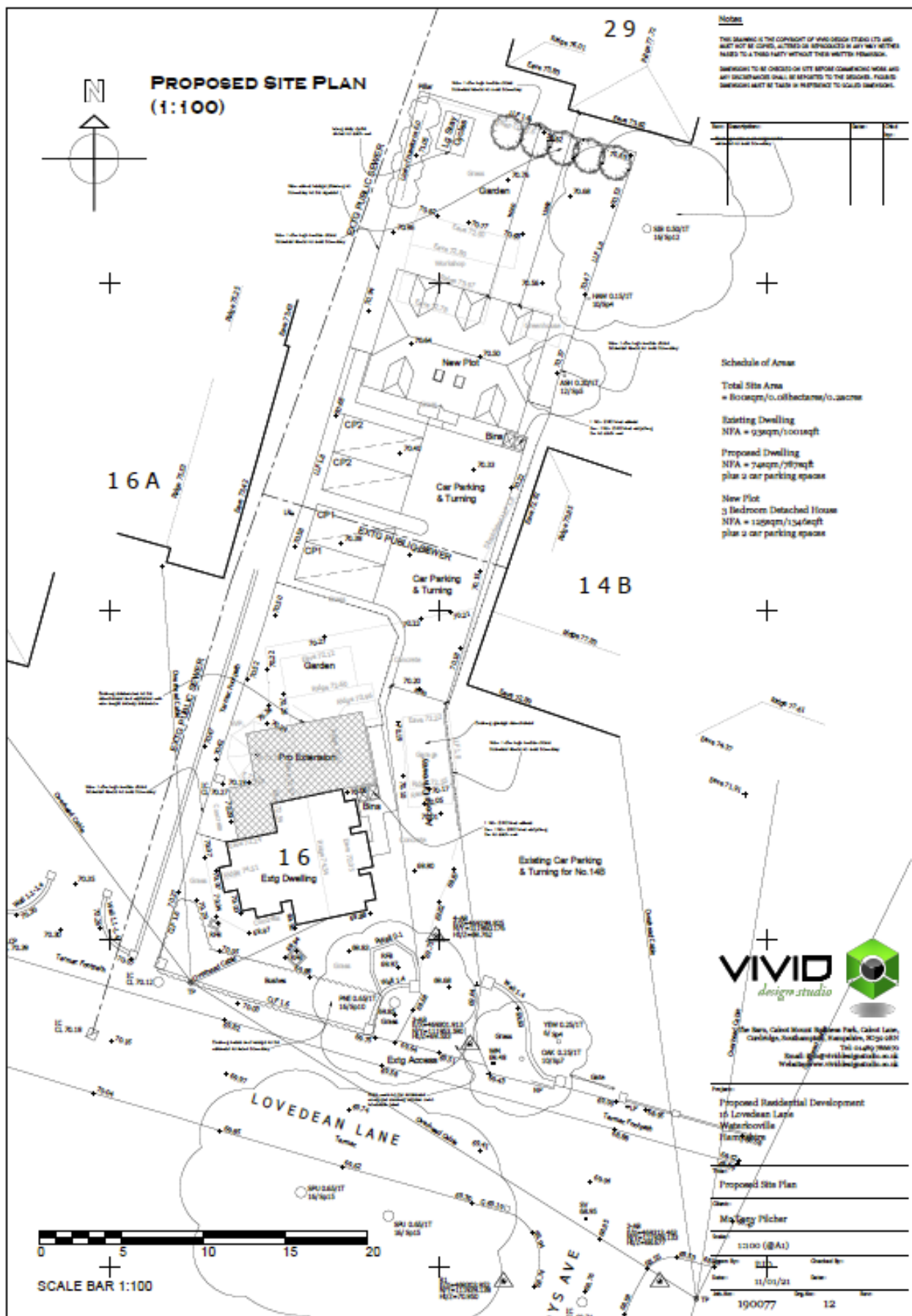


- 6.2 Supplementary Planning Guidance includes the Councils Design Guide 2011 and the Parking Standards 2016.
- 6.3 The National Planning Policy is also relevant as a material consideration in its aims to make the most effective use of urban land.



7 Planning Assessment

- 7.1 In terms of the principle of the proposal, the site is located within the Urban Area. The principle of extensions to dwellings and the construction of new dwellings is therefore acceptable.
- 7.2 The existing dwelling sits forward of the existing building line. However, its position is not noticeable in the street scene due to well landscaped boundaries and its single storey height. These characteristics would remain as the building is being retained.
- 7.3 With the demolition of the existing older extensions to the rear of the original cottage to be replaced with the proposed new rear extension, the impact on both the existing cottage, and the impact on the character of the area and street scene would remain materially unchanged. The garden area is appropriate for the size of the retained dwelling and two car parking spaces would also be provided, as well as a bin store.
- 7.4 To the rear, sufficient space exists, following the demolition of the large outbuilding, to erect a new dwelling. In mass and form, this new dwelling would relate more to the uniform single storey/rooms in the roof height of the properties in Keydell Close, to the rear of the site. In this way, the proposal would reflect the context of the site well and take account of original pre-application advice which suggested reducing the scale of Plot 2.
- 7.5 A rear garden measuring 11m in depth would be provided, and again two car parking spaces would be provided to the front of the property. The rear building line of this new dwelling would reach no further towards the rear boundary than the single storey dwelling to the east of the site, thus reflecting the 'grain' of development in the area.
- 7.6 Whilst pre-application advice did not raise any objection to the proposed new dwelling to the rear, the previous planning application did attract objection from the neighbour to the rear. This neighbour has a kitchen window that faces its side elevation. However, a high hedge has always blocked the outlook from this window to No 16's rear garden and there is no right to a view over a neighbouring property's private garden. As is shown on the site plan, this hedge is due to be replaced. The concerns in relation to view and outlook and light are therefore not considered to be such as to substantiate a refusal of planning permission on these grounds.
- 7.7 The overall layout would result in one refurbished property and one new property with rooms configured so as to ensure no overlooking from windows into neighbouring gardens or into each other's. Plot 2 would have an obscure glazed en-suite bathroom 'overlooking' Plot 1's rear garden but at such distance as to accord with amenity standards in any case, whilst 29 Keydell Close would have Plot 2's obscure glazed dressing room window, an obscure-glazed bathroom window, and a small secondary bedroom dormer window facing its side elevation at 12.5m distance, again in accordance with amenity standards. The site plan below illustrates these separation distances.



- 7.8 As such the layout of the site would make the best use of urban land and protect the amenity of all existing surrounding residents, whilst having no detrimental impact upon the character of the area or the street scene
- 7.9 A mix of architectural design can be found in the area. The proposed architectural style for the extensions to the existing cottage is proposed to reflect its more traditional character whilst the chalet bungalow reflects the more modern properties in the area. In this way each dwelling melds seamlessly into the mixed character of the surroundings without drawing attention to either building. Neither building would, as a result of the proposals, stand out harmfully in terms of their height, scale or bulk.
- 7.10 Street scenes accompany the submission to demonstrate that the relationship of the resulting dwellings both to each other and in relation to their surrounding neighbours is not a cause for concern. Amenity standards have been maintained in terms of separation distances, privacy and amenity areas.
- 7.11 As such, in design terms, the proposal would fulfil the requirements of adopted plan policies CS16 and CS17.
- 7.12 Emerging plan policy H1 also expects minimum internal space standards for new dwellings. The required standards have been incorporated into the final designs for the new dwelling.
- 7.13 Emerging plan policy E12 expects low carbon design. The proposal would provide an overall benefit as the existing inefficient dwelling would be refurbished to enhance its thermal performance and energy requirements.
- 7.14 In terms of parking, adopted Policy DM13, emerging Policy IN3 and the Parking Standards SPD requires car parking for two cars for each of the properties. These are provided alongside two electric vehicle charging points, in accordance with relevant policy.
- 7.15 Whilst there is a protected tree on the site, the proposal, subject to protection of the tree during the construction process, would have no materially different impact upon the tree over the use of the existing dwelling. A full tree report accompanies this planning application which demonstrates no harm would come to any tree to be retained.
- 7.16 In relation to ecology, this application is accompanied by the full ecological appraisal and bat surveys that accompanied the previous proposal.
- 7.17 Drainage was also an issue considered at pre-application stage. The site lies within an area of sensitive groundwater used for human consumption. However, as the proposal does not include either construction piling or deep bore soakaways, these concern are addressed. Foul water would be drained by means of the public sewer.
- 7.18 The Local Planning Authority has a strategic mitigation solution in place to address the impact of nitrates from foul water on the nearby protected European sites. A European site mitigation checklist has been completed, as requested, to accompany the application.

- 7.19 The applicant also accepts the obligations under the Community Infrastructure Levy charging schedule and has submitted the CIL questions form to assist in the calculation of the CIL charge.

8 Conclusion

- 8.1 The existing cottage has now been unoccupied for some time as a result of the Council's action to serve a Building Preservation Notice, and the subsequent withdrawal of the previous planning application by the applicant.
- 8.2 Consequently, the building has been vandalised with two separate incidents reported to the Police.
- 8.3 The applicant had offered to refurbish rather than demolish the cottage during the previous planning application, but this offer was dismissed by the LPA in favour of a 6 month consideration process by Historic England as to whether to list the building.
- 8.4 Now that Historic England has confirmed that the building is not worthy of listed status, it is important that the unnecessary delay to the development proposals is brought to an end.
- 8.5 Within the built up area of Waterloooville, adopted and emerging Local Plan and national policy considers the principle of new dwellings and extensions to existing dwellings to be acceptable. The original pre-application response confirmed this.
- 8.6 The proposed refurbishment to the existing cottage is both in character and subservient to the existing dwelling. One additional dwelling within the large rear garden of the cottage is also considered acceptable.
- 8.7 No material harm or detrimental impact would be caused to surrounding neighbours' amenity, or the character of the area.
- 8.8 The design of the proposal has taken careful consideration of both existing and proposed amenity standards and has configured both internal and external layouts to ensure no loss of privacy, unacceptable loss of outlook, or loss of amenity.
- 8.9 Both the new dwelling and the refurbished dwelling would be of high quality, affording an attractive living environment to the new occupiers, with sufficient internal and external space, a carbon efficient design, and appropriate levels of parking.
- 8.10 The amended application proposals are therefore offered to the Local Planning Authority, having taken account of all pre-application advice, all comments on the previous withdrawn application and the advice from Historic England in relation to the existing cottage.
- 8.11 It is therefore respectfully requested that the application now be approved without delay.