

Section 55 Town and Country Planning Act

Design and Access Statement

Alterations and extensions to bungalow to include formation of first floor level and single-storey rear extension.

**31 Durley Avenue
Waterlooville
PO8 8XA**

Site Information

Consultant	Keith Oliver
Client	Mr J Thomas
Site Address	31 Durley Avenue, Waterloooville PO8 8XA
LA	Havant Borough Council
Description of Development	Alterations and extensions to bungalow to include formation of first floor level and single-storey rear extension.
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy	Havant Borough Local Plan (Core Strategy) 2011
Effective Policies in Development Control	CS16 (High Quality Design)

SPG/SPD's

None

Planning History

Relevant History

None

Report Date

<Todays Date>

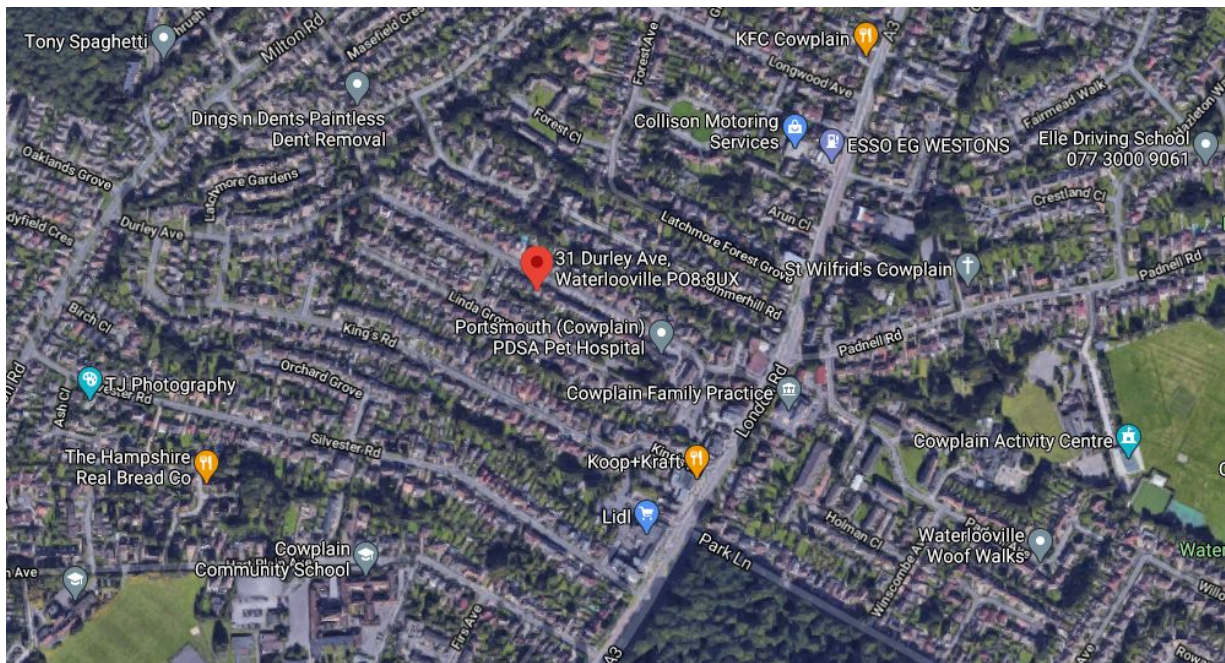
1. Introduction

1.1. 31 Durley Avenue, Waterlooville, is a two-bedroom bungalow dating from the late 1920s.

1.2. The proposal is to undertake

Alterations and extensions to the bungalow to include the formation of a first floor level and a single-storey rear extension.

1.3. Town Planning Expert act as agent for this proposal.



Site Location



Site Photograph

2. Site Context

- 2.1. 31 Durley Avenue, Waterlooville, is located on the south side of Durley Avenue.
- 2.2. The property is a 2 bedroom detached chalet bungalow comprising of red facing brickwork with yellow brick quoins, under a red tiled roof.
- 2.3. Vehicular access is from Durley Avenue with parking to the front and a driveway to the side leading to a single garage.
- 2.4. The property has a large garden to the rear.
- 2.5. The application site is located within a residential area with properties which vary in size, design, scale and massing.
- 2.6. Durley Road slopes down from east to west.
- 2.7. While No 29 is a single storey property, albeit with a much higher roof, Nos 33 and the properties to the west are two-storey in height.
- 2.8. Durley Avenue runs between the A3, London Road, and Milton Road.
- 2.9. It is adjacent to Cowplain Village Centre and approximately 3 km north of Waterlooville town centre.

3. Local Development Framework

National Planning Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) is the primary national planning policy guidance and the updated version was issued in February 2019

Sustainable Development

- 3.2. Paragraphs 8 and 9 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

Achieving sustainable development means that the planning system has three 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):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.3. Paragraphs 10 and 11 go on to provide further emphasis on the focus towards sustainable development stating:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.4. With regard to design it indicates

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

3.5. It continues

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*

- 3.6. Paragraph 118 guides local planning authorities that in making decisions

In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Local Policy

- 3.5. The Havant Borough Local Plan (Core Strategy) adopted in 2011 is the principal document in the Local Development Framework.

- 3.6. Policy CS16 High Quality Design states:

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 .

- 3.7. A new Local Plan is being prepared. While the policies regarding design are not dissimilar the Plan carries limited weight at this stage.

4. Principle of Development

- 4.1. 31 Durley Avenue, Waterlooville, is located on the south side of Durley Avenue.
- 4.2. The property is a 2 bedroom detached chalet bungalow consisting of red facing brickwork with yellow brick quoins, under a red tiled roof. It is believed to date from around 1928.
- 4.3. The accommodation consists of a lounge and dining room together with two bedrooms. At the rear is a kitchen and bathroom to which has been added a conservatory.
- 4.4. Vehicular access is from Durley Avenue with parking to the front and a driveway to the side leading to a single garage.
- 4.5. The property has a large garden to the rear.
- 4.6. The proposal seeks to add a first floor providing for 3 bedrooms and a bathroom, while the ground floor would accommodate two reception rooms and a kitchen.
- 4.7. At the rear the existing kitchen, bathroom and conservatory would be removed to be replaced by a flat roof extension accommodating the lounge and dining room.
- 4.8. The existing garage would be retained.

First Floor Extension

- 4.9. The additional bedrooms and bathroom would be built off the existing bungalow so would be no closer to the adjoining properties, nor extend further back than the existing property.
- 4.10. As the rear of the properties face south-west there should be no loss of direct daylight to the neighbouring properties.
- 4.11. Durley Avenue slopes down east to west so that, having regard to the height of the adjacent, the additional height will be not significantly different to the properties either side.

- 4.12. The roof would run parallel to the road as at present, and would be clad in concrete tiles, similar to those on the property at No. 33. As the roof would slope away from Durley Avenue perspective would reduce the appearance of the overall height.
- 4.13. Notwithstanding this the roof has been kept down in height necessitating the use of dormers to the front which cut through the eaves.
- 4.14. No first floor side windows are proposed, so no loss of privacy to the adjacent houses should arise.

Single-storey rear extension.

- 4.15. As indicated above, the existing kitchen, bathroom and conservatory would be removed and replaced by a flat roofed lounge and dining area.
- 4.16. The extension would extend out 3.5 metres leaving a large rear garden.
- 4.17. It will be noted that both Nos 29 and 31 extend beyond the rear of No 31, which together with its south facing aspect, should ensure that no significant loss of light would occur.
- 4.18. Although side windows are proposed as these are at ground floor level no overlooking or loss of privacy should arise.

5. The Design Appraisal

Scale

5.1. The proposal is to enlarge the existing property both at the rear and at first floor level.

Amount

5.2. The property would be enlarged from a 2-bed bungalow, to form a 3-bed house.

Layout

5.3. The existing bungalow would provide for two reception rooms at ground floor level with 3 bedrooms and a bathroom being provided above.

5.4. A new extension would be added to the rear to provide a lounge/dining area.

5.5. Pedestrian and vehicular access would be from Durley Avenue as at present.

Landscape

5.6. Existing boundary treatments would remain.

Appearance

5.5. The appearance from Durley Avenue would be of a two-storey house, similar in height both to No 29 and to the houses at No 33 onwards.

5.6. Due to the properties stepping down Durley Avenue the overall height would be little different from No 29, which although a bungalow is taller than the existing property at No 31.

5.7. Materials would be red brick and concrete tiles to match the existing property and those adjacent.

6. The Access Appraisal

6.1. Both pedestrian and vehicular access from Durley Avenue would be unchanged.

7. Conclusion

- 7.1. No 31 Durley Avenue is currently a small 2-bed bungalow, which it is proposed to extend by building upwards and to the rear.
- 7.2. The design seeks to use the change in levels between the properties, which together with setting the roof down, results in a property which would not be significantly different in height from those either side.
- 7.3. Given the property's relationship to the adjacent properties and their orientation, no significant loss of light or privacy is anticipated.
- 7.4. In the opinion of the applicant the proposal complies with national and local policies and guidelines and as such it is respectfully requested that planning permission be granted.