

DESIGN ACCESS AND PLANNING STATEMENT

Land to the east of New Brighton Road, Emsworth

Proposed detached chalet dwelling with parking.



DESIGN:

A proposed chalet house in keeping with the surrounding area. The area surrounding the proposed site contains a mix of houses, chalet's and bungalows, the proposed chalet house will form a good relationship with the surrounding properties.

There will be no overlooking from the proposed chalet house into the neighbouring properties or their amenity space.

The proposed is an efficient and effective use of the land.

The new chalet dwelling will form a link between the existing bungalows and chalet properties to the north of the site, the large houses and hotel to the east of the site and the large detached dwelling to the west of the site.

The design of the proposed is small in scale, and will be in keeping with the vernacular architecture of the surrounding area.

SUSTAINABILITY:

The proposed building will meet the 'very good' standard of the Building Research Establishment's Environmental Assessment Method (BREEAM)

The proposed building will be constructed using materials from a sustainable source.

High levels of energy conservation will be used in the construction of the dwelling, meeting and exceeding the requirements as set out in the Approved Documents.

Integration of rainwater capture and grey water recycling technologies together with use of sustainable on-site energy sources, including solar, wind, ground-source heat pumps and biomass will be integrated into the design of the building wherever possible.

National Planning Policy Framework:

The proposed satisfies the Policies for new dwellings;

- Presumption in favour sustainable development

- Encourage new development to take into account local character and distinctiveness
- Is within the Emsworth Settlement Policy Boundary
- Accords with the Local Development plan
- Will cause no harm to amenity of the local area and that of the neighbouring properties

Havant Borough Council Local Plan (Core Strategy) March 2011

Policy CS9

We feel our proposed chalet dwelling satisfies the policies for new dwellings

- High standard of design
- Adequate infrastructure, shops, schools, train station, busses and medical services are all within walking distance of the site.
- The proposed is in keeping with the surrounding area in layout and design
- Appropriate density of development
- The proposed respects and enhances the character of the local area in terms of proportion, height, size, massing, layout and scale
- The proposed has taken into account the need to promote public safety and deter crime and disorder through careful layout, design and use of secured by design principle and standards.

Emsworth Neighbourhood Plan

We feel our proposed chalet dwelling satisfies the policies for new dwellings

General:

- New development that contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and essential services for all members of the community
- Use land and resources efficiently so that new development have a reduced demand for energy and water and move towards carbon neutrality
- Ensure high quality of new development through appropriate use of materials, details and inclusive designs that responds to local context

- Ensure that land made available for development will be developed in such a way as to improve people's quality of life, for both new and existing residents.

Policy L2

Although family housing will continue to be in demand, a proportion of it should be three bedroom units. If smaller housing is to be provided, then older person households can downsize into it, thus freeing up existing 4-5 bedroom units for family occupation and reducing the number of larger units that need to be built.

Policy L3

Newcomers to Emsworth should find it easy to access supplies using sustainable travel. Maintaining a walking distance from their home to a local shop will encourage the option of walking or cycling, rather than a greater distance leading people to drive and contribute further to congestion and environmental issues. New development needs integrate the use of sustainable modes of travel between the site and the heart of the existing built areas. People choosing to walk or cycle will also increase the number of chance social interactions on the street, fostering a greater sense of community.

The older generation should be able to act independently and go about their lives with ease. Central housing provision, rather than out of town complexes, will enable elderly people to continue interacting with the community and be close to all essential services. The simple act of walking to the shops brings a variety of health benefits such as exercise and social interactions, with a decrease in isolation, which is often a significant challenge for elderly people who have lost their partner.

Policy D1

All new development proposals across the neighbourhood area are expected to be of high quality.

Policy D2

All new buildings shall be required to enhance the character of the area and be appropriate in height, mass and materials.

Policy D3

Development proposals should make the most efficient use of land and be developed at the optimum density. The optimum density should result from a design-led approach to determine the capacity of the site, with particular consideration given to:

- The site context
- Its connectivity and accessibility to surrounding areas by walking, cycling and public transport

Policy D6

Development in Emsworth should minimise the carbon footprint of the neighbourhood area through promotion of good design.

Form and Detail:

- Good quality materials
- Easily, and cost efficient, maintainable form of construction
- Use of materials that respect the neighbouring properties
- The density of new development to be in character of the local area
- New buildings to be in scale within the context of the surrounding buildings
- Measures to conserve water and energy

Layout:

The proposed has a good size garden which meet with the required size and length. The proposed property is a spacious three bedroom property that is not cramped on the site and has adequate parking and turning.

Scale:

The proposed has been designed to minimise impact on the neighbouring properties and has been designed to protect the residential amenities of the surrounding properties.

Landscaping:

The proposed planting and landscaping will soften the build form, the existing dwelling, to the wests of the site, is well screened from the site with mature trees.

Access:

Access to the site is via an existing 3.7m wide private access road. The proposed parking arrangements meets WSCC parking standards and the parking and turning on the site will not dominate the site and will have a minimal impact on it.

Fire Appliance:

The vehicle access for a pump appliance is within 45m of all points within the dwelling house.

Every elevation to which vehicle access is provided in accordance with paragraph 11.2 should have a suitable door(s), not less than 750mm wide, giving access to the interior of the building.

The vehicle access driveway, including any inspection covers and the like, meet the standards as laid out in Table 8 and paragraph 11.5. of the Approved Documents Part B.

Conclusion:

This application is for a small scale development which makes good and efficient use of existing residential land.

The new dwelling will be a new home that is in context with the surrounding pattern of development and will make a contribution to the local housing market, delivering an appropriate and sustainable development.

FLOOD RISK:

The Proposed Site is not within a Flood Risk Zone.