

Planning, Heritage, Design & Access Statement

'Eastleigh House', Bartons Road, Havant, PO9 5NA.

***Proposed erection of five one-bedroomed
single-storey aged-persons units & alteration to parking
arrangement of permission APP/19/00156.***



Prepared by
Robert Tutton Town Planning Consultants Ltd
on behalf of Ibex Homes.

Introduction

This statement supports the full planning application for the erection of five one-bedroomed single-storey aged-persons units at 'Eastleigh House' [a Grade II listed property, ref. List UID: 1091643] and alterations to the parking arrangement permitted by APP/19/00156.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to aged-persons' units, the setting of heritage assets and design and should be read in conjunction with the other supporting documents.



The approach to the application site from the west on Bartons Road.

Context



The approach to the application site from the west on Bartons Road.

This irregular-shaped site of **0.12 hectare** lies to the south of Bartons Road in Havant Borough Council's administrative area.

A public footpath (no.525) lies beside the southwest boundary of the application site.

Regardless of whether one approaches the site from the east or west along Bartons Road, public impressions of it are blocked by substantial frontage vegetation. Public views towards the site in the approach from the north on Bartons Road are similarly foiled.

Vehicular and pedestrian access to the site is afforded via a gated driveway near its northwest corner. Clear views to the east and west along Bartons Road ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. A surfaced forecourt affords access and parking for several vehicles on the southern and western sectors of the site.

Residents of this locality enjoy safe and convenient access to 'Dobbies Garden Centre' (with a shop and café) just two minutes walk away to the southwest, the 'Bartons Green' public open space (three minutes walk to the northwest) and a 'One Stop' convenience store (14 minutes walk to the northwest). Residents may travel a little further into



The entrance to the application site from Bartons Road.

the town centre of Havant, where a wide range of services and facilities is offered. Wakefords Way/Bartons Road (within 5 minutes walk to the west) forms part of the route that is followed by three regular bus services (nos. 20, 21 and 641) that take passengers southeast to Southbourne, west to Purbrook or southwest to Havant and then on to Portsmouth. While it is evident that residents of this locality do not need to use a private car to enjoy good access to services (ie. this is an accessible, sustainable location) the provision of secure on-site facilities for bicycle storage would promote the use of that alternative to the private car as a sustainable transport mode, as is recognised at paragraph 102 of the 'National Planning Policy Framework' 2019 ('NPPF') re. 'Promoting sustainable transport'.



The approach to the application from the north, on the access drive.



The application site viewed from the north, on Broadleaf.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of the NPPF reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 68 of the NPPF ('Identifying land for homes') recorded the Government's recognition that *'Small...sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly.'* Paragraph 130 ('Achieving well-designed places') provides for the grant of planning permission for development of good design and paragraph 131 generates a presumption in favour of *'...outstanding or innovative designs...so long as they fit in with the overall form and layout of their surroundings.'* Paragraph 200 ('Conserving and enhancing the historic environment') recorded that *'Local planning authorities should look for opportunities for new development within...the setting of heritage assets'* and *'Proposals that preserve those elements of the setting that make a positive contribution to the asset...should be treated favourably.'*



'Eastleigh House', viewed from the southwest.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise - an element of flexibility is provided which enables decisions to be made which may disagree with the development plan.

The development plan for Havant comprises the 'Havant Borough Core Strategy' (2011), the 'Havant Borough Local Plan (Allocations)' (2014) document and Supplementary Planning Documents. Policy Map 6 ('Emsworth') of the development plan shows this site within the 'Urban Area Boundary' and as housing 'Allocation' EU33; it does *not* fall within a Flood Zone.

Core Strategy Policy CS11 ('Protecting and Enhancing the Special Environment and Heritage of Havant Borough') states that *'Planning permission will be granted for development that...Protects...the borough's statutory...heritage designations by appropriately managing development in or adjacent to...listed buildings'*. Policy CS16 ('High Quality Design') records that *'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live'*. Policy CS17 ('Concentration and Distribution of Development within the Urban Areas') states that *'Development will be permitted that makes the most effective use of land in the borough by granting planning permission that: 1. Concentrates new housing...within the...urban areas of ...Leigh Park'*. Policy CS9 ('Housing') provides for the grant of planning permission *'...for housing proposals that will...Provide accommodation for the ageing population in sustainable locations...'*. Local Plan Policy AL1 ('Presumption in Favour of Sustainable Development') assures that *'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'*.

Allocations Policy HB1 ('Havant & Bedhampton Housing Allocations') shows this subject site within housing allocation 'UE33 Eastleigh House, Bartons Road' where *'The number of dwellings shown for each site is indicative, based on known site characteristics and density considerations'*, and provides for the grant of planning permission for development that is *'...broadly consistent with the indicative figure for the number of dwellings'* and takes *'...account of all site specific development requirements as set out in the relevant site profile'*. Policy UE33 ('Eastleigh House, Bartons Road') records the Borough Council's acknowledgment: that the site has *'...a strong landscape boundary, which includes mature trees and hedgerow'*; that *'Existing bus routes available within 600m both north and south of the site (but potential to extend bus route(s) to serve the site south of Bartons Road)'*; and the presence of a *'Local shop to south of site within walking distance (quality of link likely to improve on development of land south of Bartons Road)'*. Allocations Policy DM20 ('Historic Assets') provides for the grant of planning permission for development that conserves the historic assets of Havant Borough. All of these policies have driven the preparation of this proposal, since concept stage.

Paragraphs 6.28 and 6.29 ('Ageing Population') of the Core Strategy record that *'The population forecasts for the borough show an expected rise in the proportion of older people until 2026...The ageing population, together with retirees and older people moving into the borough, results in a specific need that must be addressed.'* and *'Proposals for elderly...need to enable residents to enjoy open space and access shops and facilities, where relevant'*. Paragraph 10.22 ('Elderly and Specialist Housing Provision') of the Core Strategy records that *'Proposals for elderly...forms of accommodation need to enable residents to enjoy amenity space within the grounds of the development. A satisfactory outlook consists of an area of landscaped space consisting of a mix of trees and planting where appropriate... Residents*

should be able to enjoy the outlook from their individual rooms.’ Core Strategy Policy DM7 (‘Elderly and Specialist Housing Provision’) generates a presumption in favour of development in the urban areas to meet the specific requirements of the elderly, provided five criteria are satisfied.

Table 4A (‘C3 Dwelling Houses – Vehicle Parking’) of the ‘Havant Borough Council Parking Supplementary Planning Document’ (2016 & 2019) calls for **1 space** for a one-bedroomed unit. Table 1 (‘Minimum gross internal floor areas and storage (m2)’) of the DCLG’s ‘Technical housing standards – nationally described space standard’ (2015) requires that each one-bedroomed bungalow has a gross internal area (GIA) of **37-50m²**.

This locality is characterised by dwellings in a variety of styles, formats and plot sizes (see aerial photograph on cover page). To the north of the application site, ‘Broadleaf’ is a recently-completed residential development of ten detached houses - permissions APP/16/01077 and APP/18/00894 were granted by Havant Borough Council in January 2017 and January 2019 respectively); they have roofs of plain grey tiles. To the south, construction is underway for 175 dwellings - permission APP/15/01435 was granted in December 2016.

‘Eastleigh House’ is a substantial, one/two-storey Grade II listed building (List UID: 1091643) that is served by substantial amenity areas to its front and rear: it is finished in buff brick beneath a slate roof. A high timber fence and substantial vegetation along the southwest boundary of the application site blocks views into it from public footpath no.525, beside the common boundary. The north boundary is defined by timber fence two metres in height. Tall trees on the eastern and southern boundaries block views into the site from ‘Helmsley House’ and the new housing development respectively and form a dense sylvan backdrop to views from the north (on ‘Broadleaf’) and west (from the rear elevation of ‘Eastleigh House’ and its parking area.)



The subject site viewed from the west.

Historic England’s List Entry (List UID: 1091643) states that:

‘House. Mainly circa 1820, with a north-west wing of older date, obscured by rendering and later features. Brick, with a slate roof. Almost square block of 2 storeys and cellar. The symmetrical front (south) has 3 windows; low-pitched roof with spaced plain mutules set against a fascia, yellow brick walls in Flemish bond (headers to the curved walling), rubbed flat arches and stone cills. Sashes in reveals. The doorway is a reeded architrave, enclosing a plain fanlight and 6-panelled door, now enclosed in a late C19 large glazed porch. The west elevation, with similar treatment, has 3.1 windows, the north side being a 2-storeyed semi-circle with 3 windows: the older lower wing extends northwards. The east side has 3.1.2 windows, the south side semi-circular walls having 3 windows to the ground floor, and 1 to the 1st floor (raised in style at a later date); large central modern porch with glazed roof. Some contemporary fireplaces.’

Planning permission APP/19/00156 was granted by Havant Borough Council in September 2019 to convert the existing house into six one-bedroomed flats, served by the substantial front (west) and rear (east) communal amenity areas and 9 parking spaces, on laid areas to the west (ie 6 spaces) and southwest (ie 3 spaces) of the house, and a cycle store near the south boundary. Since the principles of that proposal were evidently seen to accord with these surroundings and satisfy the Borough Councils requirements, it has provided a useful model for this.



The northern element of the subject site.

The application site comprises the southeast part of the rear (east) amenity area to 'Eastleigh House', that is surplus to requirements.

It is submitted that the erection of sympathetic single-storey units to the rear of the existing building would make more efficient use of this under-used sustainable site in a manner that accords with the character of its surroundings and the setting of a heritage asset and not compromise *any* key sustainable development principles of national planning policy.

Consultation

No consultations have been undertaken with Officers of Havant Borough Council or neighbours.

Amount, Layout, Scale & Appearance



The southern element of the subject site.

In light of the favourable presumption set down in the development plan, it is proposed that the site be cleared and a sympathetic, terrace-of-three and a semi-detached pair of single-storey one-bedroomed aged-persons units (ie **five** in total) be erected on the southeast part of the site; they would be occupied by people **over 55 years**.

Respect for the setting of the heritage asset ('Eastleigh House') and the amenities of existing and future residents has been accorded priority in the formulation of this proposal, from concept stage. The unit on Plot 5 would be sited **16 metres** away from

the side (east) elevation of 'Eastleigh House'; the unit on Plot 1 would stand **8 metres** away from its front (south) elevation. Provision is afforded for rear garden areas of **4.9 metres** in length or greater, contained by timber fences 1.8 metres in height. Although the application site is already screened from Bartons Road and neighbouring developments, it is proposed that native trees and shrubs be planted to the north and west of the proposed units, to soften the appearance of the development yet further, and that existing boundary vegetation be reinforced where necessary.

In compliance with the DCLG's minimum spaces standard, each of the proposed units would have a GIA of **39m²** (ie between 37-50m²).

The flats approved under APP/19/00156 would continue to be served by the existing substantial communal amenity areas to the front (west - 232m²), side (north - 61m²) and rear (east - 548m²) of the existing premises – ie **841m²** in total.

In this configuration and finished in buff brick with conjoined hipped slate roofs, the proposed aged-person units would make more efficient use of this sustainable site in a manner that accords with the character of its surroundings and would not result in a detrimental impact on the setting of 'Eastleigh House' or the amenities of neighbours.

Access

The site would continue to be served by the existing access arrangement. In accordance with Havant Borough Council's 'Parking SPD', each dwelling would be served by a car parking space (ie **5** in total) arranged on a laid forecourt to the west of the units. It is also proposed that the three southwest parking spaces of the approved flatted scheme (APP/19/00156) be repositioned to the front of the house and that two additional visitors' spaces be provided. Bicycle accommodation would be afforded by the provision of hoops to the south of Plot 4. A sympathetic timber refuse/recycling store to the west of the proposed units would serve the proposed development.

As the site enjoys unhindered access to Bartons Road no difficulties are anticipated with emergency services reaching the units or gardens but domestic sprinkler systems could be fitted, if required, to minimise the risk of fire. The view is taken that neither vehicular nor pedestrian movements associated with the proposed development would be materially harmful to the amenities of neighbouring residential properties (particularly 'Eastleigh House') or cause danger or inconvenience to users of the public highway.

Noise

While there would be negligible increase in the likely daytime noise levels from the proposed development and there *may* be occasional vehicles at night, such movements are unlikely to cause disturbance in neighbours bedrooms, whether windows be open or closed. It is submitted that that there would not be a significant loss of amenity due to noise.

Trees

As demonstrated by the 'Proposed Site Plan' (00D), the intended units would be sited outside the root protection areas (RPA's) of adjacent trees. No trees would therefore be harmed by this proposal.

Ecology

No protected species would be harmed by this proposal.

Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

Site Waste Management

Top-soil 'scraped-off' following the setting-out of the site is to be retained on the site, for re-use in soft landscaping. Where possible brick, block and concrete will be crushed and retained on-site for reuse as hardcore and timber will be salvaged where possible. Inert waste material would be disposed of to a licensed Hampshire County Council site and any other waste will be segregated into skips and removed by licensed collectors.

Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday's, with no working on Sunday's or Bank Holidays. All materials and plant would be kept within the curtilage of the application site and any trees are to have protective fencing around.

Contributions

The applicant recognises that it is the Borough Council's customary practice to seek a contribution of **£1685** (ie 5 x £337) towards the 'Solent Recreation Mitigation Project' (SRMP) whenever new residential development is proposed and would welcome clarification of the facilities on which the monies from this proposal would be expended, to pave the way for the requisite arrangement to be entered.

Community Infrastructure Levy

It is understood that Havant Borough Council would apply a Community Infrastructure Levy (CIL) for the net increase in internal floor area of **195m²** brought about by this development.

Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it would not detract from the existing street-scene; would be in keeping with the character of its surroundings and 'Eastleigh House'; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians, cyclists and vehicular traffic; provides satisfactory cycle and car parking; respects privacy, outlook and sunlight; and the prospect of criminal activity and anti-social behaviour has been taken into account.

Development of this site in the manner proposed would achieve more efficient use of this previously-developed sustainable urban land without harm to the character or appearance of the locality, the amenities of neighbours or the setting of the heritage asset and play a modest yet valued part in the provision of units for aged persons this in this northeast sector of Havant Borough. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

Niall Tutton BSc (Hons), MA
Robert Tutton Town Planning Consultants Ltd
13 May 2020