

162, Stakes Hill Road
WATERLOOVILLE
Hants
PO7 7BS

DESIGN AND ACCESS STATEMENT



Project No. 16014
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DESIGN AND ACCESS STATEMENT

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1.0. Introduction

This Design and Access Statement has been prepared to support the detailed planning application for additional development on a site in Stakes Hill Road, Waterlooville. It is a large corner plot, with the east boundary facing onto Stakes Hill Road. The wide southern boundary faces Durham Gardens and, to the West, there are neighbouring residential properties. The northern border is largely shared with The Fox and Hounds public house, its terraces and outbuildings.

The statement has been produced in accordance with guidance published in the National Planning Policy Framework.

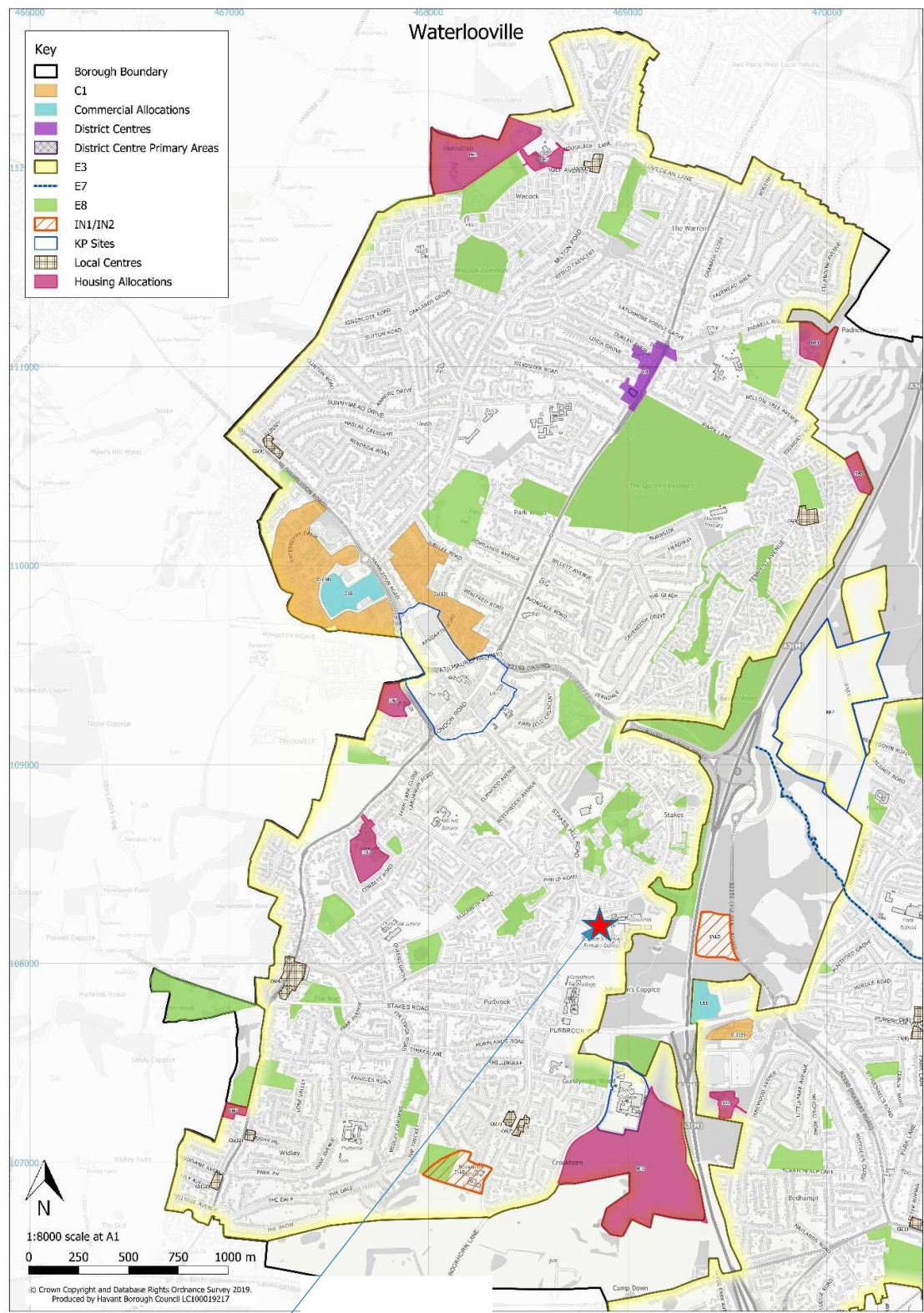
The Statement identifies the existing setting for the development, its design context and elements of the surrounding area. By using this data, it has been possible to establish parameters for the resulting design solution.

The access chapter analyses the site and its relationship with the existing transport infrastructure and underlines its sustainable location. It also outlines the provisions made within the design for access by disabled persons.

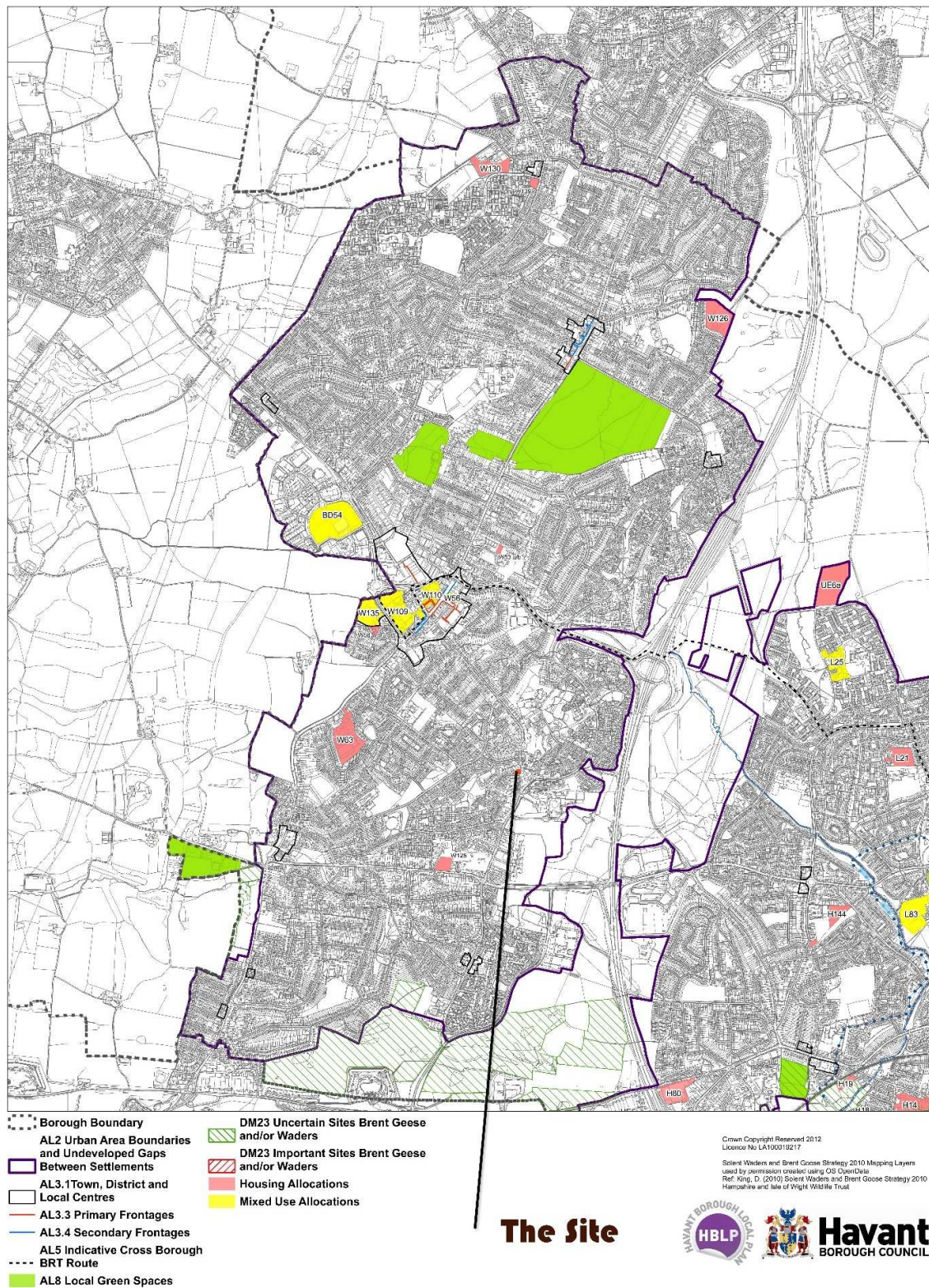


View towards site from existing access off Durham Gardens turning head

Waterlooville



The Application Site



Waterlooville Policies Map 2.0. Planning Context

2.1. The Site

The total site area of the development is approx. 0.085 hectares. The ground is practically flat throughout the site. It is in existing residential use.



View towards site from Durham Gardens

The surrounding area is a well-established residential neighbourhood, characterised by a mixture of chalet bungalows and two-storey detached and semi-detached housing. These are largely homes of non-descript character, built in the late twentieth century/ early twenty-first century. Durham Gardens features limited plot sizes and close-knit layouts. Many homes have hard standings and driveways to the front, with some low decorative walls and flower beds, and modest back-to-back gardens to the rear.

Existing vehicular access to the site is from the turning head off Durham Gardens, with access options from Stakes Hill Road or, via the adjacent roundabout, from Frendstaple Road.

Stakes Hill Road is a residential street containing a variety of late twentieth century properties, and some more recently built. The majority of the roads and footpaths are public highways within the Waterlooville area of Havant, accessed, via Purbrook Way, from the A3(M) Junction 3 to the North and Junction 4 to the South. To the West, the A3 London Road provides access to the M27 and the wider motorway network.

To the East, Friendstaple Road provides access to a number of high-density residential cul-de-sacs and to a number of small local green spaces.

The site has existing residential development to the West (38 and 36, Durham Gardens) There is further residential development opposite, to the South of the site (170- 172, Durham Gardens). To the North the site borders a public house (The Fox and Hounds) and its terraces and outbuildings.



View across site from Durham Gardens towards The Fox and Hounds



Existing vehicular site access from Durham Gardens turning head



View towards site from Stakes Hill Road



Existing House (View from Durham Gardens)

2.2 Surroundings



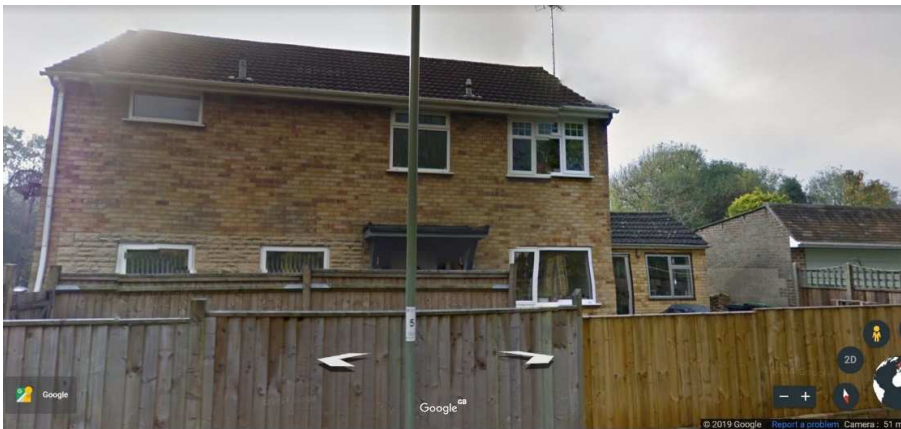
View from site entrance towards Stakes Hill Road



Adjacent property (38 and 36, Durham Gardens)



Facing property (170, Durham Gardens)



Facing property (172, Durham Gardens)



Adjacent property – The Fox and Hounds PH



Site Approach from junction of Stakes Hill Road and Durham Gardens

The site is next door to the “Fox and Hounds” public house and restaurant and a local dental practice. Lavender Road, 600m away, has a local supermarket and a doctor’s Surgery, whilst Mill Road, some 500m in the opposite direction, offers a small shopping parade and convenience food outlets.

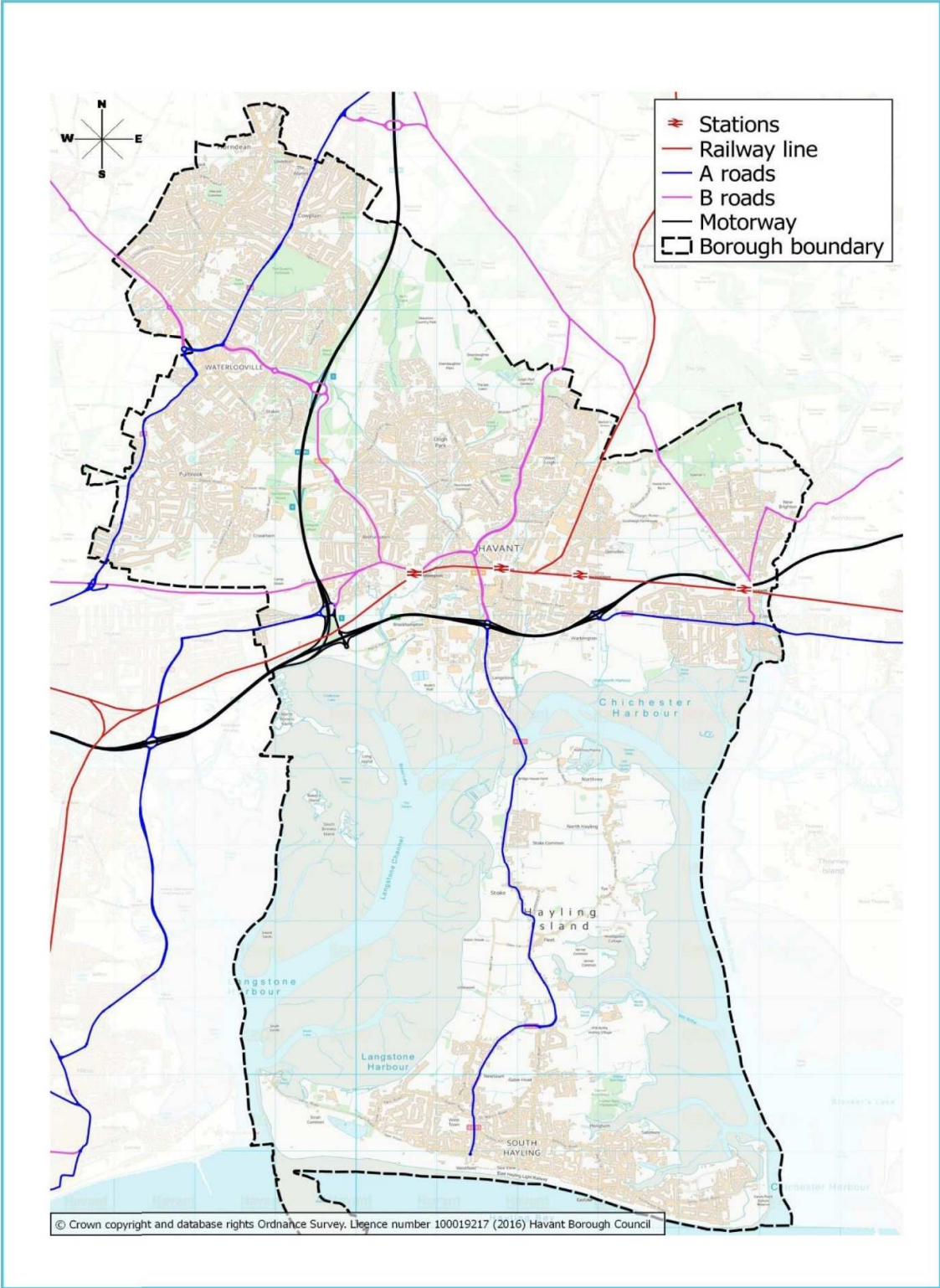
A large commercial complex – Hambledon Road Retail Park- about 1km from site along Stakes Hill Road, is easily accessible on foot, by bus or car, and offers a wide variety of supermarkets, food outlets, banks, pharmacies, a garage and fuelling station etc.

Nearby train stations are within 5 Km, (Havant, Cosham and Bedhampton) and provide convenient travel to Portsmouth and Southsea and to London Waterloo and the wider rail network. In addition, the site is within 5km of several industrial estates providing employment opportunities (Railway Triangle, Walton Road, Farlington). These can be accessed by bus or vehicle. The site is only one mile away from Brambles Business Park.

The Richmond Fellowship church is approximately 500m away and there are several different faith worship places nearby. In addition, there are a number of Church of England and Roman Catholic schools within easy walking distance. There are also more junior and infant schools in the wider Waterlooville area. To the South of the site, Crookhorn College and Stagecoach Performing Arts Centre are less than 600m away. There is easy public transport access to Portsmouth University and colleges all within less than 10 miles.

Some 2km to the South, Fort Purbrook (Widley), provides a wide range of children’s activities within the Peter Ashley Centre as well as numerous fairs, arts and crafts, equestrian centre as well as sub-aqua club and many more active and educational options for all ages.

Havant Borough
Public Transport Network



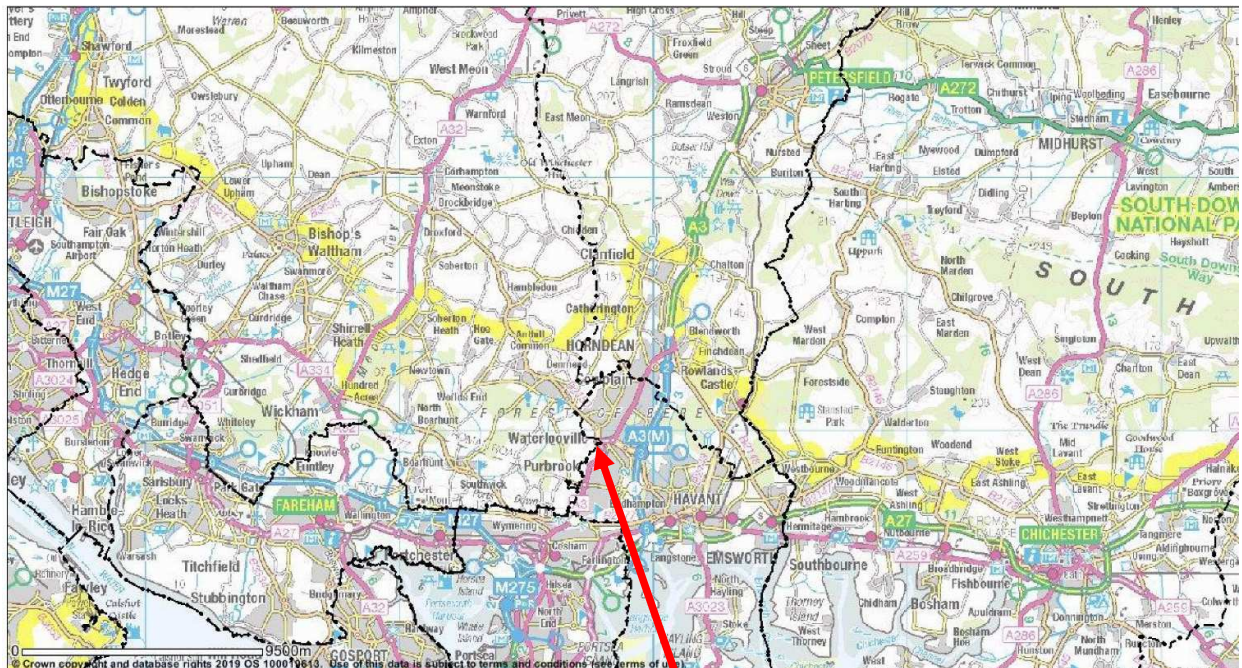
Elmleigh Hospital and Spire Portsmouth Hospital in Havant are located some 3km to the South of the site, and many more medical facilities in Emsworth, Cosham or Southsea or The Royal Hospital Haslar in Gosport and St. Mary in Portsmouth are all easily accessed via the A3(M).

Major sports facilities are available at Five Heads Recreation Ground about 6km to the North and further sports opportunities are provided by Southwick Park Astro turf Hockey Pitch or Denmead Tennis Club; closer to the site, Jubilee Park offers a Football Field, a play area, trees and green space. The ancient woods of the Queen's Inclosure and the Hermitage Stream offer further opportunities for outdoor leisure pursuits and there are many more small open spaces suitable for families with young children.

To the North, about 11km from site, can be found the Butser Hill National Nature Reserve and Queen Elizabeth Country Park providing ample opportunities for country walks or cycle rides.

Waterlooville enjoys the privileged location of being only a short distance from a major city and port in Portsmouth, as well as the outdoor amenities of Milton Common, the Great Salterns Recreation Ground and the closeness to the seaside, Bridge Lake and Hayling Island.

The site is also conveniently located for many popular attractions such as Porchester Castle, The National Motor Museum at Beaulieu, or the Place House at Westbourne. Many garden centres and plant nurseries can be found nearby, as well as farms such as Staunton Farm with its Parkland and ancient woodland or Little Leigh Farm Equestrian Centre, all providing good children's entertainment and education.



The Site in relation to surrounding infrastructure

2.3. Local Architecture



Durham Gardens

The architectural character of the buildings in Stakes Hill Road and the surrounding neighbourhood is a mix of detached and semi-detached properties, set in modest private gardens, with their own driveways and parking. The more recent developments seek to emulate the existing vernacular, but in a more contemporary form. Alongside visual cues of the existing building, a photo survey of the architectural fabric of the area has informed the design solution.



Stakes Hill Road

The local architectural style is characterised by the mix of materials used for the external envelope. These include brickwork, render and tile hanging, as well as a few flint work and brick detail examples.

The mixture of styles is a result of Stakes Hill Road properties bordering the neighbouring cul-de-sacs containing different building types and styles.



Trees and hedges line much of the southern part of the road, yet this is not apparent for all properties fronting the northern end of Stakes Hill Road. Here properties are set back from the road at different distances, and there is more variety in the plot size and shape along the road than on neighbouring developments. This creates a more traditional urban/ residential feel.



Examples of the Range of forms and External Materials Employed in the Area

The wider neighbourhood contains a variety of domestic architectural styles as illustrated here and below. In common with many developments of this period, there is a certain rational feel to some of the neighbourhood surrounding the site, with the occasional visual cue to the style of building that should be employed. These neighbourhoods are typically medium-density cul-de-sacs with some number of bungalows and chalet bungalows and also three storey houses.



Stakes Hill Road



Stakes Hill Road

Coltsfoot Drive is different to other cul-de-sacs nearby and mostly consists of large rows of terraced dwellings. These properties are less alike to Stakes Hill Road in that they employ single style through-out with a simple approach to creating an urban environment.



Frendstaple Road



Coltsfoot Drive



Lancaster Way



Lantana Close

Impact of the local architecture on the proposed development

It is clear that the surrounding area has informed the range of forms and styles on Stakes Hill Road and Durham Gardens, however each individual surrounding area has its own style and rationale. It is therefore considered appropriate that the proposed development should have its own character that reflects contemporary moods in residential development whilst clearly respecting and enhancing the existing property on site through its use of materials and form.



Recent development in Waterloooville



Other examples of local architecture



Central Waterloo

3.0. Design Principles

- 3.1. In preparing the proposal, consideration has been given to the following relevant planning guidance:

Havant Borough Local Development Framework (Core Strategy 2011)

CS1 Health and Wellbeing
CS8 Community Safety
CS9 Housing
CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14 Efficient Use of Resources
CS15 Flood and Coastal Erosion Risk
CS16 High Quality Design
CS17 Concentration and Distribution of Development within the Urban Areas
CS21 Developer Requirements
DM6 Coordination of development
DM8 Conservation, Protection and Enhancement of Existing Natural Features
DM11 Planning for More Sustainable Travel
DM12 Mitigating the Impacts of Travel
DM13 Car and Cycle Parking on Residential Development

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS25 Development and Flood Risk

- Noise Policy Statement for England
- The Havant Borough Townscape, Landscape and Seascape Character Assessment
- Code for sustainable Homes
- PUSH Feasibility of an Energy and Climate Change Strategy for Urban South Hampshire
- PUSH Policy Framework
- The South East Plan Policy H1
- The Havant Borough Council Landscape Checklist for New Development
- Havant Borough Council Environmental Health

LDF Supplementary Planning Documents (SPD)

Residential Parking and Cycle Provision SPD
Borough Design Guide SPD
Housing SPD

LDF Pre-Submission Havant Borough Local Plan 2036

DR1 Delivery of Sustainable Development
IN3 Transport and Parking in New Development
IN4 Access onto Classified Roads

E1 High Quality Design
E2 Health and Wellbeing
E3 Landscape and Settlement Boundaries
E12 Low Carbon Design
E14 The Local Ecological Network
E16 Solent Special Protection Area (SPA)
E18 Trees, Hedgerows and Woodland
E19 Managing Flood Risk in New Development
E20 Drainage Infrastructure in New Development
E22 Amenity and Pollution
H1 High Quality New Homes
H3 Housing Density
H4 Housing Mix

National Planning Policy Framework 2012 (NPPF)

- Section 4 - Promoting sustainable transport
- Section 6 - Delivering a wide choice of high quality homes
- Section 7 - Requiring good design
- Section 10 - Meeting the challenge of climate change, flooding and coastal change
- Section 11 - Conserving and enhancing the natural environment

Nationally described space standards 2015

3.2. The proposal accords with NPPF (paragraph 10):

- Plan makers should be proactive in identifying as wide a range as possible of sites and broad locations for development (including those existing sites that could be improved, intensified or changed).

- Local Plans should make allowance for windfall sites in a variety of sizes and locations being provided. Development policies should allow the full and effective use of land within urban areas, especially underused sites. This will reduce pressure for development in the countryside.

-Planning authorities should significantly boost the supply of housing to meet the local housing need of the area and keep a rolling supply of housing land available for development

3.3. The proposal meets with the requirements of the Pre-submission Havant Borough Local Plan 2036 which makes provision for the delivery of 9260 additional residential dwellings by 2036, of which 1327 are expected to come from windfall development of small unidentified sites.
It is proposed that Havant and Waterlooville Town Centres undergo significant change and development, with a focus on new residential development (see policies KP2, KP8).

- The Council is committed to significantly boosting the supply of housing, responding positively to development proposals wherever possible and actively working with the development industry to deliver sites.
The Council has adopted a strategy of maximising the development that can be achieved on brownfield land: - opportunities exist for efficient use of land, in particular, redevelopment within the urban area on previously developed land.
- Whilst most of the new development will be directed to previously developed land in the town, district and local centres which offer the best access to a range of services and facilities, redevelopment of previously developed land in the built-up area will be acceptable.
- Brownfield sites in particular offer the opportunity to make most efficient use of the land through the density of development. In allocating sites for housing development, the Council has sought to optimise the potential of previously developed land (PDL), also known as brownfield land. This includes maximising the potential of residential development.
- The Council will ensure that there are sufficient homes built in sustainable locations which meet the needs of the community.
The main urban areas will therefore be the focus for new housing development.

3.4. It is submitted that the proposal accords with the LDF 2011 Policy CS9 in that: It will contribute to achieving the net total of 6,300 new dwellings between 2006 and 2026 and ensures housing development is delivered in a phased manner with an appropriate proportion of previously under-developed land so as to avoid unnecessary development on greenfield urban extension sites, it is in a sustainable location and without requiring the loss of important environmental features.

- There is only a finite amount of undeveloped land available in the Borough, therefore it is important that new development is provided in a sustainable way that makes best use of this finite resource.
- The average household size is projected to drop to 2.1 persons by 2026. This means more homes are needed to meet the needs of newly-forming households in the borough (Regional Spatial Strategy 1.26).

3.5. The proposal accords with the general development criteria of the LDF 2011 Policies. In particular:

- It is appropriate to the site in terms of overall scale and extent, including structures and hard surfaces.

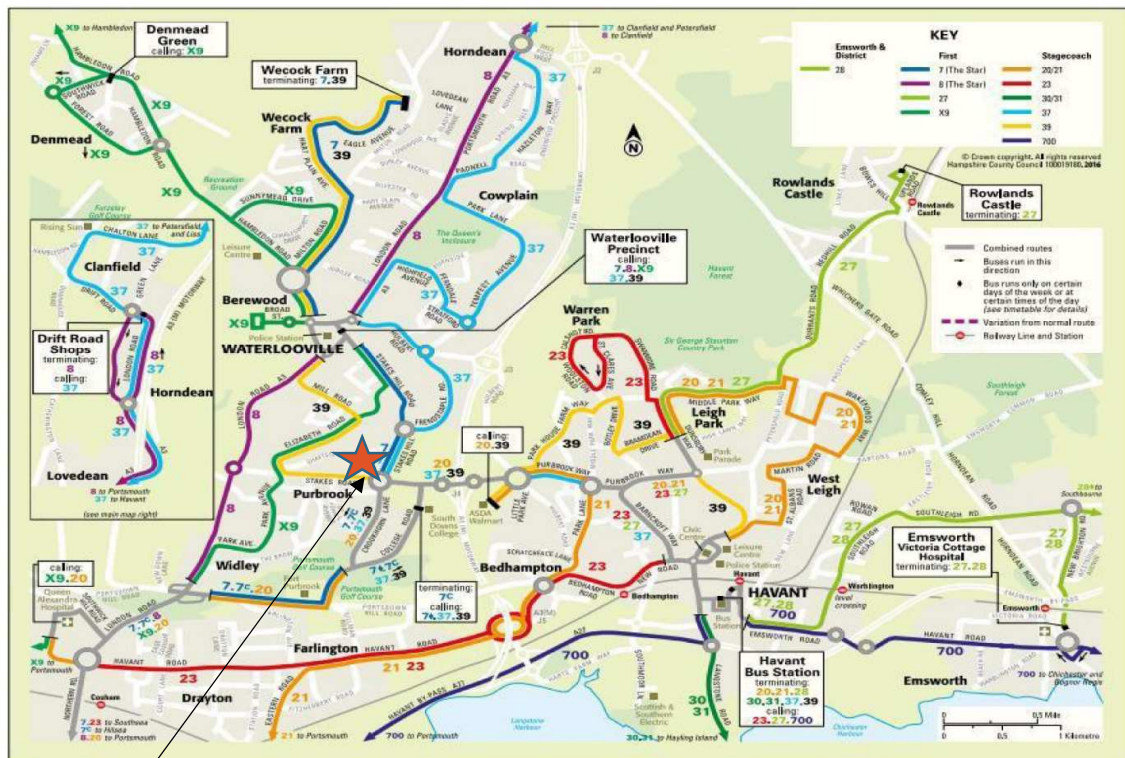
- Respects the character of the area as well as the existing house with regard to layout, design and finishes.
- Is appropriate in terms of height, form, massing and external appearance including the colour and texture of external facing materials.
- Allows the development of a previously underused site to provide suitable modern housing accommodation, providing dwellings of a scale and character currently under-represented in the area, to enable the provision of well-designed homes of different types at densities that maximise the efficient use of urban land without compromising the distinctive character of the local area.
- It complies with the Nationally Described Space Standards 2015.
- It makes use of a site that is close to local services and facilities with access to public transport.
- It avoids visual conflict with the existing property as well as adjoining land uses whilst respecting the character of the area.
- The appearance of the proposal reflects the character of the area.
- Pays due regard to significant features of the site and neighbourhood topography
- The design provides a generous garden area with appropriate space between residential units and parking spaces.
- The design provides adequate daylight and sunlight to habitable rooms whilst maintaining adequate privacy for properties.
- Havant Borough parking standards have been met, including cycle parking and electric vehicle charging infrastructure (Parking Standards SPD).
- A transport Statement forms part of the Application.
- The protected trees will not be affected.

3.6. The proposal accords with LP 2036 Draft which states that:

- Planning permission should be granted for development designed so that it reduces opportunities for crime and anti-social behaviour and contributes to the creation of safe and inclusive communities by use of natural/passive surveillance to reduce crime and fear of crime by integrating within the neighbourhood and public realm, and thus creating a sense of place where people feel safe to spend time and interact without fear of crime (Policy E1 High Quality Design).

- 3.7. Access to the buildings will meet the requirements of access for people with disabilities (Part M of the Building Regulations and Section 7 of the NPPF).
- 3.8. In regard to LP 2036 draft IN3 Transport and Parking in New Development and LDF 2011 DM11 Planning for More Sustainable Travel and DM12 Mitigating the Impacts of Travel
- The proposal is of a modest scale and will not generate sufficient traffic movements to create an unacceptable environmental impact. A Transport Statement is included with this application.

Public transport map

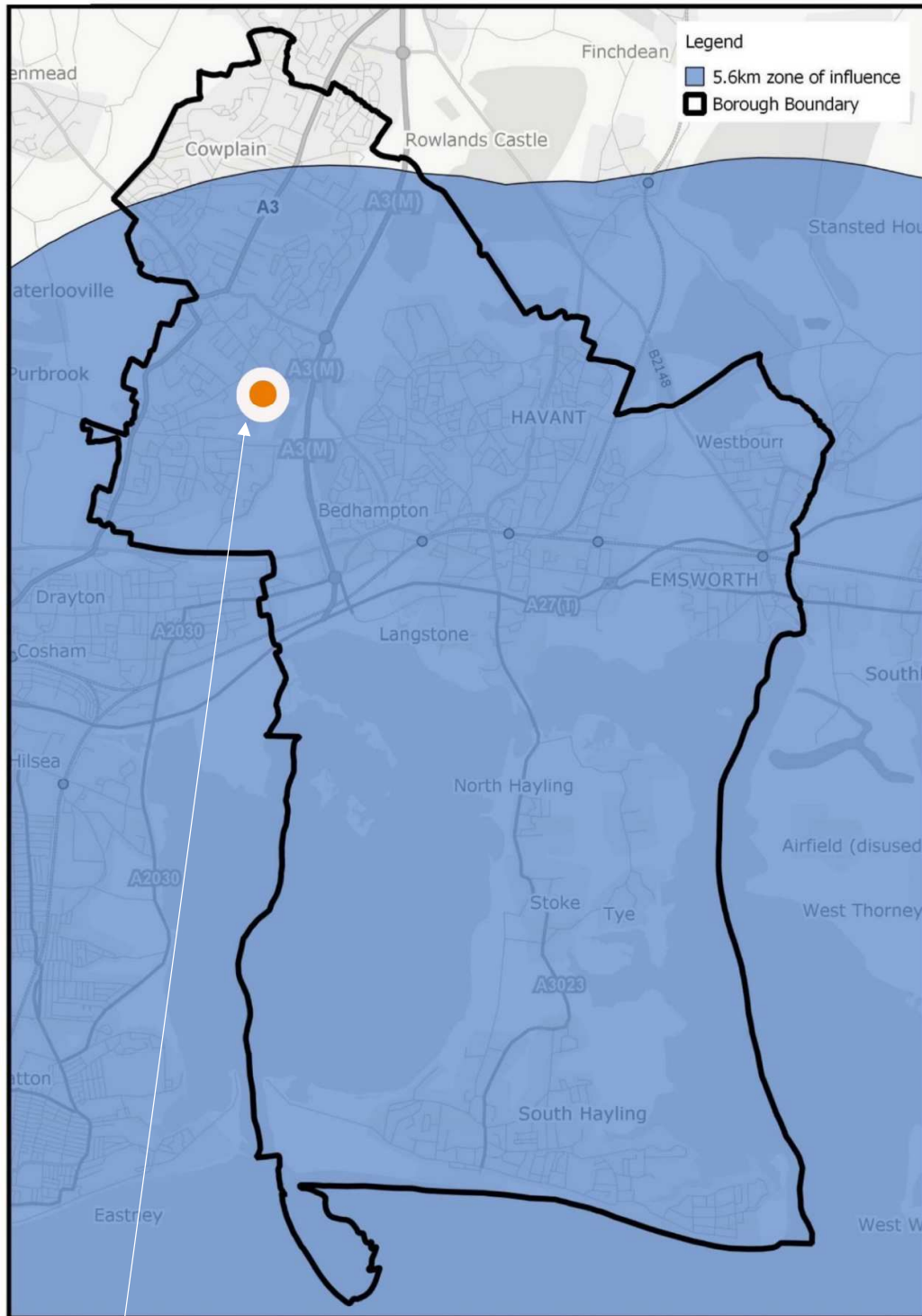


The Site

- 3.9. With regard to SOLENT SPA and LP 2036 Draft E16, the Solent Recreation Mitigation Strategy (SRMS)98 was approved by Havant Borough Council and has been implemented since 1st April 2018 through Bird Aware Solent. It is considered that the SRMS is based on the best available scientific evidence for delivering recreational mitigation and, therefore, is the most appropriate mechanism for mitigating recreational disturbance to the SPAs created by new residential development. This mitigation can be provided through a financial contribution consistent with the Solent Recreation Mitigation Strategy (SRMS). Contribution towards suitable avoidance/ mitigation measures will be included within the draft Unilateral Undertaking that will accompany the application.

Contribution to SANGS provides mitigation of recreational impacts from new residents on the SPA. This will be included within a legal agreement.

SOLENT SPA
5.6km zone of influence



The Site

3.10. The proposal accords with the general development criteria of the Havant Borough Local Development Framework 2011 policies on housing. In particular:

- The proposal conforms to LDF 2011 CS9 – It achieves a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form. It provides a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities. The proposal makes full and effective use of land within the existing urban area. The redevelopment of existing sites creates additional housing in an urban environment where there is already adequate existing infrastructure in place. This reduces pressure on green fields. Full and effective use should be made of land within existing urban areas for new housing.
- The proposal conforms to LDF 2011 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 prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.

Housing provision is integral to the creation of a sustainable community in Waterlooville. LP 2036 Draft states in paragraph H3 that “residential density ranges will depend on the nature of the site”. Density levels will be influenced by design. Building to appropriate space standards will ensure new homes provide sufficient space for basic daily activities and needs. The Council will therefore require all residential development to meet the nationally described space standard (or any subsequent Government standard)., with the aim to achieve adequate space standards for living and parking. Any residential development must maximise its contribution to addressing housing need. Development within Waterlooville is intended to achieve a minimum density of between 40 and 90 dph and the proposal achieves 58dph.

- The proposal conforms to LP 2036 draft policy H4 – Housing Mix, LDF 2011 Policy CS17 Concentration and Distribution of Development within the Urban Area and

LP 2036 Draft Policy H1- High Quality New Homes- Housing Space Standards

Building to appropriate space standards will ensure new homes provide sufficient space for basic daily activities and needs. The Council will therefore require all residential development to meet the nationally described space standard (or any subsequent Government standard).

Different households require different types and sizes of housing. It is important that the Council provide an appropriate choice and mix of housing across the Borough in order to create balanced and sustainable environment.

The Borough's Specialist Housing Analysis shows that local housing need does not align with the Borough's existing housing stock. Development proposals will therefore be expected to address the imbalance in housing stock where there is under or over provision within the locality communities.

New development proposals are encouraged to incorporate approximately 35% as two-bedroom homes as part the overall housing mix

3.11. In respect of LP 2036 draft policy H2– Affordable Housing:

- As the proposal represents a development of 10 units or less and has a site of no more than 1 hectare, no affordable housing financial contribution would be sought from the application scheme.

3.12. Transport and Accessibility - in accordance to LDF 2011 CS20 Transport and Access Strategy and Section 4 of the NPPF (Promoting sustainable transport)

- The location of the new development is in the urban area and is served by a range of sustainable transport modes. These include various bus routes in immediate proximity, and bus routes to train services, easy access to walking and cycling routes, all contributing to minimise the need to travel and distance travelled by car. This therefore reduces consequent congestion and pollution.
- At the heart of PPS1 is the promotion of sustainable transport choices and accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, with the aim to reduce the need to travel – especially by car. The site location not only encourages this, but also helps to promote sustainable development and the health and wellbeing of individuals.

Although travel by car should be minimised wherever possible through the use of sustainable transport means and modes, the development meets the Local Development Framework 2011 DM13 Car and Cycle Parking on Residential Development and

Residential Parking and Cycle Provision SPD providing:

- 1.3 parking space for each two-bedroom dwelling and
 - 0.9 spaces each for one-bedroom flats
- (unallocated) plus 20% unallocated parking for visitors, resulting in a total of 7 parking spaces.

3.13. LDF 2011 DM8 Conservation, Protection and Enhancement of Existing Natural Feature and LP 2036 E18 Trees, Hedgerows and Woodland

The landscape proposals will be designed so they enhance amenity to the residents, whilst improving the street scene and contributing to the improved privacy of the neighbouring sites. New planting will be of a scale and utilising species that will match the existing hedges. Boundaries to immediate neighbours will be re-fenced as required.

New screen planting will be installed wherever possible to enhance neighbours existing amenity.

- The site has significant screening and TPO's on two trees on site. Boundary treatment replicating the existing will be maintained where possible. The existing screening to the front will be maintained where possible. A small opening will be made for pedestrian & cycle access to site. Access to recycling/refuse storage area is from existing vehicular access point. Hedges adjoining the entrance/exit point will be reduced or removed in accordance with Transport Statement advice in order to enhance visibility splays. The existing screening at other boundaries will be in keeping with boundary treatments in the area and screening will be maintained or enhanced. The plot boundaries will follow the same form, with new screening and new low decorative planting behind. The TPO trees on site will be maintained in accordance with Arboricultural Method Statement recommendations and designed into the landscaping. Any foundation encroachment upon the RPA of the two TPO trees will be mitigated by use of either a pile & beam solution or a cantilevered foundation in accordance with Arboricultural Report which accompanies the application.

3.14. LP 2036 draft policy E14 The Local Ecological Network

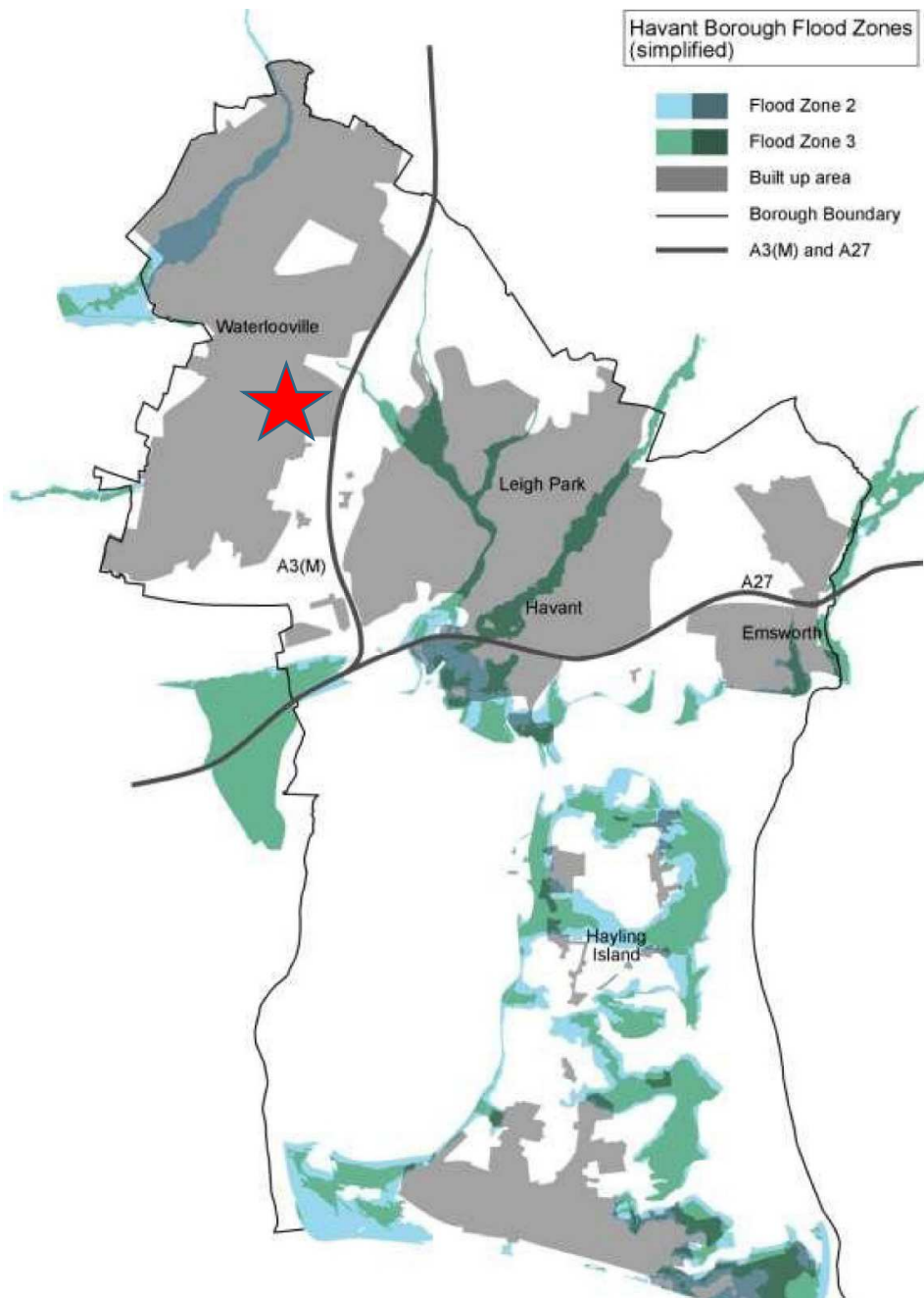
- A bat survey and ecological walkover of the site has been carried out and the reports form part of this application.

3.15. The proposal follows the design principles contained within The Havant Borough Townscape, Landscape and Seascape Character Assessment and LDF 2011 policy DM6 Coordination of development in that:

- It creates a building with its own distinct identity whilst respecting and making a positive contribution to the street scene and the character of the area. It pays due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land. It achieves a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
- The building extension is designed in an inclusive way, so it will be accessible to all members of the community, regardless of any disability.
- Its location encourages sustainable means of travel
- It will incorporate landscaping to enhance the setting of the development, without detracting from the outlook of existing off-site trees.
- It is carefully planned to ensure the development potential of future sites is not compromised. The proposal does not prevent future access to potential development sites or prejudice future schemes. It is important that the most effective use is made of urban land and this proposal meets that objective.

3.16. LP2036 draft policy E19 Managing Flood Risk in New Development and PPS25 Development and Flood Risk.

- The Site is not within a Flood Zone



- The Flood Zone 1 site is smaller than one hectare and not affected by sources of flooding by rivers or the sea; the site has a low probability of flooding. As such, development in this area should be encouraged over other sites as there is a lower risk of flooding. This also takes into account the long-term effects of climate change (NPPF Section 10).

3.17. LP 2036 draft DR1 Delivery of Sustainable Development and PPS1 Delivering Sustainable Development alongside the NPPF policies, establish the principle of presumption in favour of sustainable development:

- At the heart of the NPPF is the promotion of sustainable development. Consequently, development that is sustainable and is in accordance with the development plan for the area should be permitted without delay. The presumption in favour of sustainable development provides the necessary framework to ensure that there is an effective partnership working between the Council and applicants to explore opportunities for making development proposals acceptable within the context of the development plan and the NPPF.
- 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.

3.18. The location of the site conforms with LDF 2011 Policy CS1 – Health and Wellbeing and LP 2036 draft E2:

- The development proposal promotes community facilities and cultural experiences by providing access to walking, cycling and outdoor recreation and sports facilities through public walking and cycling routes. This also promotes opportunities for recreation and social interaction. As a result, this encourages the improvement of health and wellbeing in individuals and sustainable development.

3.19. LDF 2011 CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough and LP 2036 E13 | Historic environment and heritage asset

- The site is not in a Conservation Area. It will however provide a more cohesive development on the proposal site and therefore enhance the local environment.

3.20. LP 2036 2 Vision and Delivery Strategy

- 2.10 The supply of housing will meet the need for new homes by maximising brownfield regeneration in town centres together with sustainable greenfield urban extensions.
- The uplift in the supply of new homes, together with other interventions, will make sure that private housing is as affordable as it can be, helping people to access the housing market to buy or rent a home that is suitable for their needs in their location of choice

- There is no net loss of existing dwellings or land that provides for residential uses.
- Housing is in high demand within the borough and this development not only maintains the existing level of housing provision, but increases the net number of dwellings. Land supply is limited due to significant constraints and this proposal makes full use of an existing site which is underdeveloped. This will help to deliver the LP and LP objectives, with the 'brownfield first' approach.

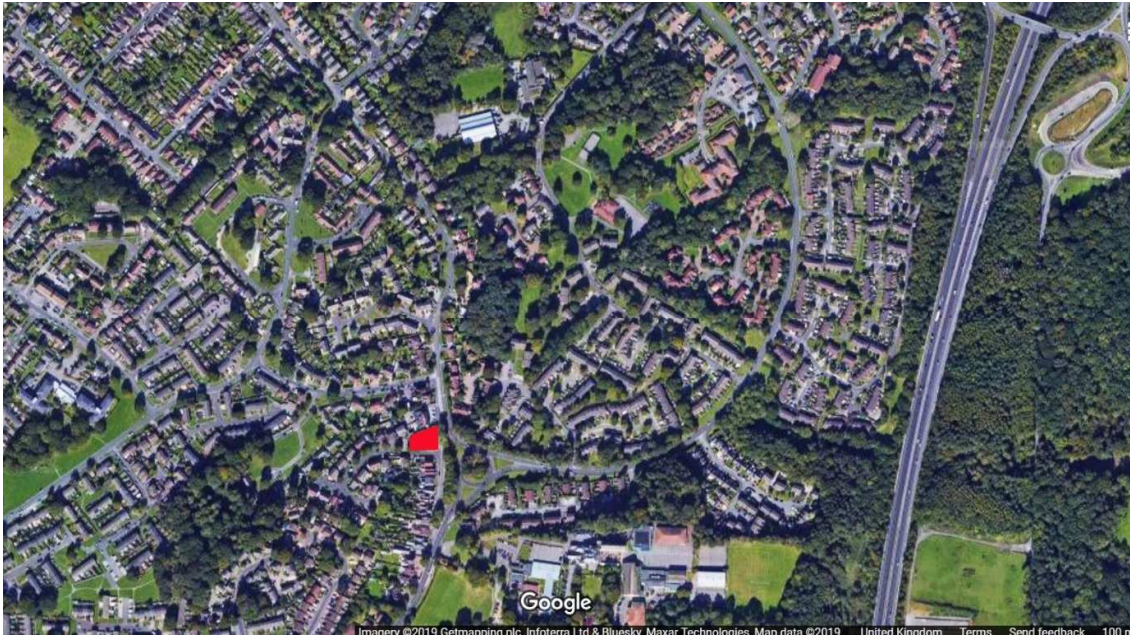
3.21. PPS1 Delivering Sustainable Development

- Presumption in favour of sustainable development, encourages sustainable development in accordance with the development plan. NPPF Section 11 encourages the redevelopment of brownfield sites in order to conserve and enhance the natural environment. Such development is acceptable in accordance with the context of the development plan and the NPPF and should be permitted.

3.22. Noise Policy Statement for England and LP 2036 Policy E22 Amenity and Pollution

- The proposals have been thoroughly addressed and an Environmental Noise Survey and a Noise Impact Assessment Report form part of the application.

4.0. Design Solution



Aerial Photograph of the Proposal Site and its Context

- 4.1. The Council's own Local Plan Policies together with National Planning Policy Framework, effectively establish the design parameters for the site.
- 4.2. The proposal seeks to make efficient use of previously underdeveloped land in a sustainable location.
- 4.3. The architectural form takes into account the trends in external appearance of recently approved developments in the vicinity of the site, as well as the established vernacular.
- 4.4. The development utilises the amount of available open space for amenity and soft landscaping, whilst respecting the Local Plan Guidance on dwelling density
- 4.5. The orientation and positioning of the proposed building extension is such that the separation distances from existing buildings are comparable with, or better than those in the vicinity or indeed than the existing (proximity to the Fox and Hounds PH).
- 4.6. A detailed analysis of the site and its surroundings was undertaken prior to the completion of the design process. As a result of this study, the application drawings reflect the relevant parameters and the Council's Supplementary Planning Guidance.
- 4.7. The design responds to the comments received from the Council's officers following our pre-application and previous application submission.

- 4.8. The design solution comprises of a two two storey extension, providing two no two-bedroom apartments. The existing house will be subdivided to provide two no one bedroom and one no 2 bedroom apartments following minor extensions and roof conversion.
- 4.9. The site is in a sustainable location, in the residential area of Waterlooville, and near to Havant, Chichester and Portsmouth with their commercial areas and wider infrastructure. Local bus routes pass by the site, with bus stops within 300m, and there is also easy access to cycle routes in the area. The apartments are provided with car parking spaces in accordance with the "Residential Parking and Cycle Provision" SPD.
- 4.10. Recycling/ refuse paved storage area is provided within a proprietary timber enclosure only a short distance from the site entrance, with easy access from the Durham Gardens hammer head.
- 4.11. The landscape proposals are designed to enhance amenity to the residents, whilst improving the street scene and contributing to the improved privacy of the neighbouring sites. Existing planting and screening is maintained or enhanced wherever possible, and new planting has also been introduced. Refuse storage areas has also been landscaped with new planting/screening. Boundaries to immediate neighbours will be re-fenced as required and new screen planting is introduced wherever possible to enhance neighbours existing amenity.
- 4.12. Given the varied character of the surrounding area, it is considered that an approach involving similar built forms and finishing materials matching the existing house is most appropriate for the external envelope of the building. There are ample examples in the vicinity of similar materials, i.e. brick, render and roof tiles that reflect the proposed exterior of the development.
- 4.13. The articulation of the building, both in plan and elevation provides for interesting built forms and minimises any perception of the building's mass.
- 4.14. In general terms the design solution seeks to:
- Optimise the amount of amenity space on the site whilst protecting the existing amenity of adjoining properties.
 - Allow appropriate pedestrian, vehicular and cycle access to the Development.
 - Maintain appropriate separation distances between buildings

5.0. Access & Transport Considerations

- 5.1. Access for vehicles and pedestrians is from the local highway network, via Durham Gardens turning head.
- 5.2. Access to the site and building for disabled persons is designed to comply with Part M of the Building Regulations and other DDA recommendations. Consideration has been given to the following:
 - 5.2.1. Pedestrian Approach: - Discrete external lighting to the access to each entrance will be provided.
 - 5.2.2. Entrance: - Each entrance to the building will have level access as defined by Part M. The entrance doors will provide a clear opening of 900mm.
 - 5.2.3. Inclusive Access: - The design of the building allows access to all the rooms and toilet facilities. Circulation space, bathrooms and service installations will be in accordance with the requirements of Part M of the Building Regulations.

6.0. Sustainability Objectives

- 6.1. In accordance with planning policy requirements the following statement assesses the development proposal against a checklist of sustainability criteria.

The check has been considered against the following sections.

- The siting of the proposal and the existing land use.
- The impact and use of the development once it is built.
- The operation of the site during the construction period.

- 6.2. The Siting of the Proposal and the Existing Land Use.

6.2.1. The proposal will comprise the re-development of an existing under-used site within the urban area.

6.2.2. There is no significant loss of public open space as a result of the proposal, and the development seeks to utilise the potential for soft landscaping by boundary planting as well as landscaped front access.

6.2.3. The development will be constructed of durable materials to achieve a long lifespan.

6.2.4. The construction of the building's fabric together with the individual building services will be designed to comply with Part L of the Building regulations.

- 6.3. The Impact and Use of the Development After Construction.

6.3.1. Minimisation of pollution.

- The building is designed with restricted aspect in order to minimise any overlooking of adjoining premises.

6.3.2. Management of water Resources

- Water supply will be from existing services within the area.
- The foul water drainage will connect to an existing sewer.
- The surface water will be collected and discharged into soakaways.
- Water efficient taps & dual flushing WC's will be specified.

6.3.3 Energy Efficiency

- The overall design of the building with respect to energy efficient construction will be considered in cooperation with an energy consultant.
- A renewable energy options appraisal will be sought prior to Building Regulation application.
- The construction of the building's fabric together with the building services will be designed to comply with Part L of the Building regulations.
- Condensing boilers will be installed to provide the primary source of heating.
- If feasible, sufficient South-West facing Solar Thermal Panels will be installed on the respective roof slopes to provide 10% renewable energy for heating domestic hot water.

6.3.4. Waste Management

- The development has adequate space for the storage of recycling and residual household waste containers.

6.4. Construction Period

6.4.1. Minimisation of pollution

- It is anticipated that the construction works will be carried out during normal working hours 8.00 am to 6.00 pm Mon – Friday with possible limited works on a Saturday.

6.4.2. Waste Management

- The contractor will be encouraged to consider minimising disposal of waste from the construction works and to recycle where possible.
- All non-recyclable waste will be disposed of to an approved tip.

6.4.3. Health and Safety

- The contractor will be encouraged to liaise with the local community as part of a 'Considerate Contractor' approach, prior to and during construction.
- Hazardous building materials will not be specified in the construction of the development; however, the contractor's Health and Safety plan will include a method statement for safe storage of any hazardous material

7.0 Conclusion

In preparing this proposal, considerable attention has been given to the existing parameters of the site and relevant Local Plan Policies. The application drawings prove that the proposal site can be developed in the manner shown and still comply with the overall objectives of the Council's Planning Policies for the area.

The proposal will provide a suitable addition to the existing street patterns of both Stakes Hill Road, and Durham Gardens. It will also enhance views towards the site when approached from Stakes Hill Road and viewed from the surrounding neighbourhood.

End

BBF FIELDING

August 2020