

LAND ADJACENT TO 9 ST ALBANS ROAD, HAVANT



DESIGN & ACCESS STATEMENT

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Introduction

This statement has been prepared in support of a full application for the residential development of a site located to the side of 9 St Albans Road, Havant.

The proposals amount to the provision of 1 no. new dwelling consisting of a 2 storey house attached to the side of the existing property forming a continuation to the terrace. The proposal also includes details of the associated vehicular access, car parking and landscaping for both the new and existing property.

The site amounts to approximately 0.04ha of land located within the urban area and therefore represents a first choice location for new development.

The following sections provide a description of the site and surrounding area along with a summary of the relevant planning policy. The final sections provide details of the principle planning considerations and full description of the proposals and why it is considered that they are appropriate to this site.

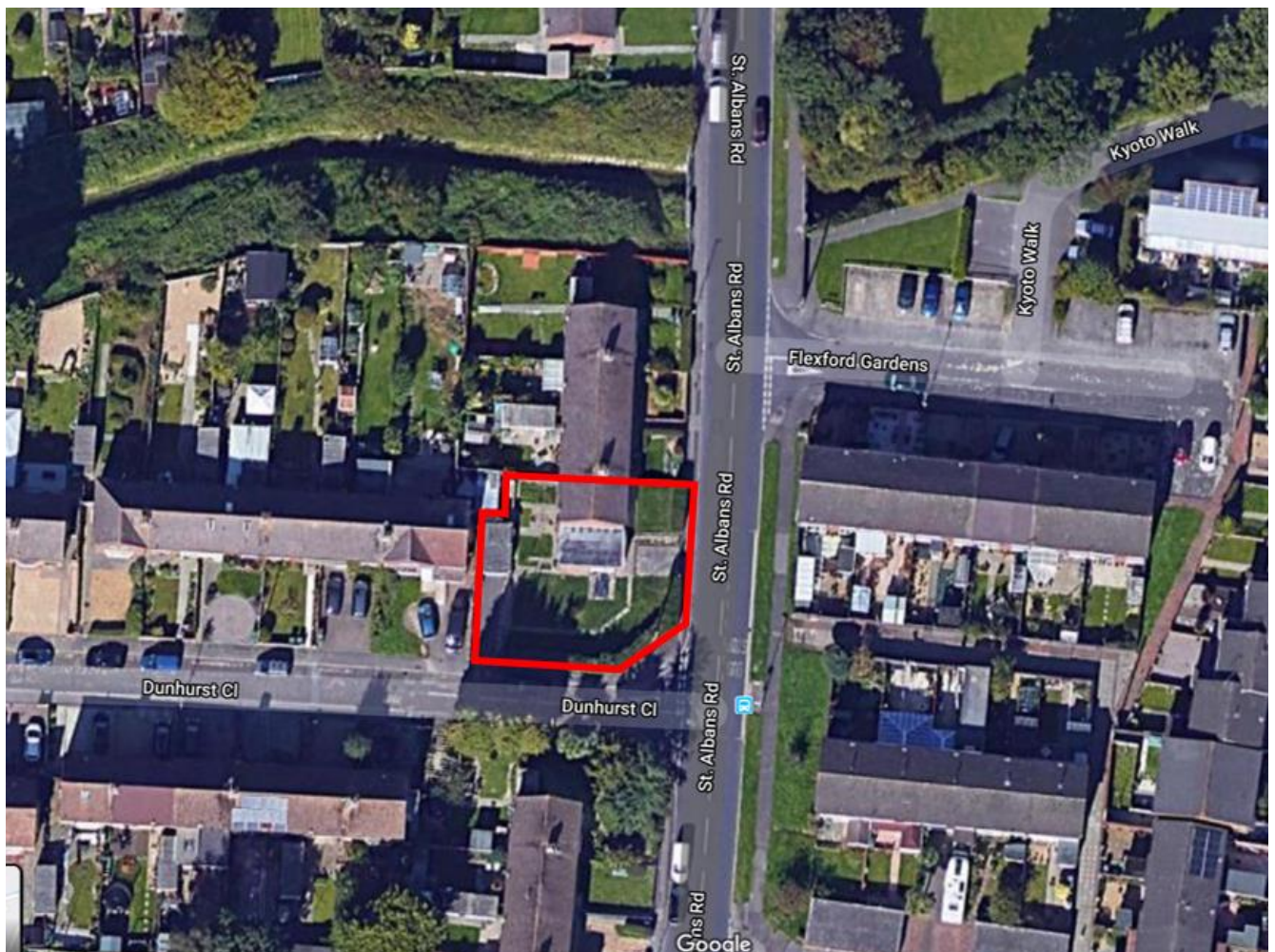


Figure 1: Aerial View

Site and Surroundings

The site is 0.04 ha of land located on the corner of St Albans Road and Dunhurst Close. The existing property on the site is a 2 bedroom 2 storey terraced house with single storey extension to the side and detached garage to the rear, the existing property as a whole sits on a reasonable sized plot with a generous sized garden to the side.

The site is level with an existing vehicle access from Dunhurst Close and pedestrian access from St Albans Road. The area as a whole is predominantly residential in character and the application site is surrounded on all sides by residential development.

Immediately to the south of the site is Dunhurst Close, beyond Dunhurst Close is No. 7 St Albans Road which is positioned at the end of a terrace of 2 storey houses. The boundary to this property consists of a mixture of low level and mature hedging.



Figure 2 : Existing Front Elevation

Immediately to the West of the site is No. 32 Dunhurst Close, this is a 2 storey end of terrace house. The existing detached garage on the application site forms part of the boundary along with a small brickwork wall.

To the North of the site No. 11 St Albans Road, this is a 2 storey terraced house attached to No. 9 St Albans Road. The boundary with this property is made up of a timber fence.

To the East of the site is St Albans Road. Beyond St Albans Road is No. 28 Flexford Gardens, this is a 2 storey end of terrace house. The boundary of this property consists of a 2m high brickwork wall.

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Figure 3 : View looking West – Dunhurst Close

The existing residential properties within the surrounding area of the site are predominantly 2 storey terraced housing that are similar in style, bulk and format. These properties also have common features such as off road parking to the frontage of the properties and a variety of different boundary treatments.



Figure 4 : View looking East – Flexford Gardens

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The overall character of the area can therefore be considered as predominantly residential with a mix of dwellings of similar type, size and style found within curtilages of varying length and size.

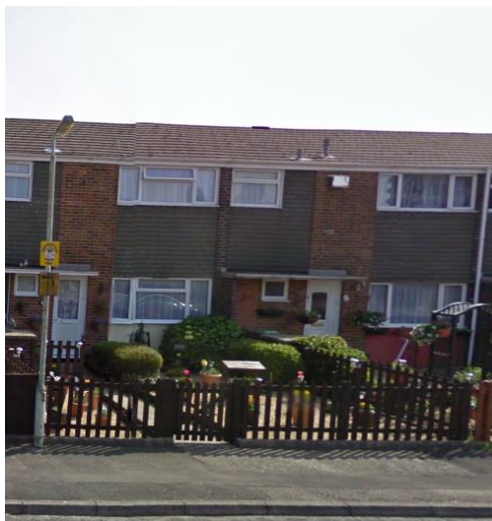


Figure 5: Selection of existing properties within the surrounding area

National Planning Policy

Sustainable Development: The National Planning Policy Framework (NPPF) was introduced on 27th March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

It indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that there are three dimensions to sustainable development – economic, social and environmental. Planning can assist the economic role by building a strong, responsive and competitive economy; the social role by supporting strong, healthy and vibrant communities, and the environmental role by protecting and enhancing our natural, built and historic environment. These roles are seen as mutually dependent.

The NPPF advises in para 9 that *“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life”*. This can include, creating jobs, replacing poor design with better designs, and improving the conditions in which people work, live, travel and take leisure.

Housing: Para 49 states: Housing applications should be considered in the context of the presumption in favour of sustainable development. It continues in para 55: To promote sustainable development in rural areas, housing should be located where it would enhance or maintain the vitality of rural communities.

Design: The NPPF indicates in para 56 that: *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

It continues in para 57: *“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”*

Para 58 indicates that local policies should aim to;

1. Ensure developments: 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;
2. Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
3. Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
4. Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
5. Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive.

Considerations

As the development proposed is within the urban area where new housing is generally encouraged, then there is no objection to the principle of development subject to:-

1. Any dwellings proposed on the site will need to ensure that the residential amenities of adjoining residents are preserved to acceptable levels.
2. Any development on the site will need to protect the general character of the area with properties of a similar scale and proportion to the existing properties within the locality.
3. Any proposed development will need to create an attractive environment that respects and enhances the character of the local area.
4. In addition to the above, any proposal will need to address all of the following issues:
 - Access and highway requirements
 - Car parking
 - Cycle storage
 - Security
 - Surface water drainage
 - Landscaping

The Proposed Development

The application proposes the demolition of the existing single storey extension and detached garage to No. 9 St Albans Road and the erection of a 2 storey house, with off-road parking for 2no. cars.

The new proposed property will consist of 3 bedrooms and will be of similar proportions, bulk and height as the existing property No. 9 St Albans Road which the new house will adjoin.

The design and detailing of the dwellings will appear similar in style and character to that of the existing properties in the locality with careful detailing to the proposed new property providing a common sense of identity and place.



Figure 6: Proposed Street Scene

The design of the dwelling reflects the topography of the site with the proposed floor levels to be set relative to the existing ground levels. This provides an appropriate relationship with the proposed access and the adjoining existing gardens surrounding the site plus eliminates the need to raise levels for access to the dwelling that may cause concern to neighbouring properties.

Unit Summary sizes and scale are set out below:

Plot No.	Unit Size	Eaves Height	Ridge Height
1	99m ²	4.60m	7.50m

Car parking and cycle provision are set out below:

Plot No.	Car Parking Spaces	Short Stay Cycle Storage	Long Stay Cycle Storage
1	2	1	2
Existing	2	1	2

The surface finishes for the parking spaces will be block paving, hard landscaped areas will drain into the storm water drainage system to be provided. Level access will be provided and the dwelling will comply with Part M of the Building

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Regulations. Soft landscaping will be provided to enhance the appearance of the development and to further strengthen boundaries with adjoining properties.

Access road and highways requirements

Vehicle access to the site will be from Dunhurst Close with off road parking to be provided to both the new and existing property. The existing crossover is to be extended to provide access to the new car parking arrangement. A storage area for general and recycled waste is to be provided within the curtilage of the property, along with a timber shed for cycle storage.



Figure 7: Site Layout

The site provides good pedestrian links and bus routes to Havant town centre and the surrounding area. There are good bus routes to Havant Railway Station that provides a mainline train service to Portsmouth, Chichester, Southampton and London.

Conclusion

The site is within the urban area where new housing is generally to be encouraged, subject to the design meeting the requirements set out in the relevant policies, namely:

- ❑ The proposal provides an acceptable relationship to the neighbouring properties both on the North and West boundaries.
- ❑ Car parking and cycle storage has been provided in accordance with the Council's adopted standards.
- ❑ The scale of the proposed dwelling sits comfortably within its surroundings and provides an appropriate relationship with the houses in both St Albans Road and Dunhurst Close.
- ❑ The appearance of the proposed dwelling visually relates to its surroundings and will provide an attractive street scene.
- ❑ The layout of the proposed development will provide a safe, secure and practical place to live.
- ❑ Landscaping within the site is designed to soften the appearance of the development.

It is contended that the proposed development would represent an efficient use of the site, in a sustainable location and in a sustainable form, whilst paying due regard to existing development densities, prevailing character, residential amenity and highway safety. The Council is therefore respectfully requested to approve this planning application.