

Erection of 1no Four Bed House.
Amended Design to Planning Permission
APP/18/00481

Land to North of 61 Hollybank Lane, Emsworth

Design & Access Statement

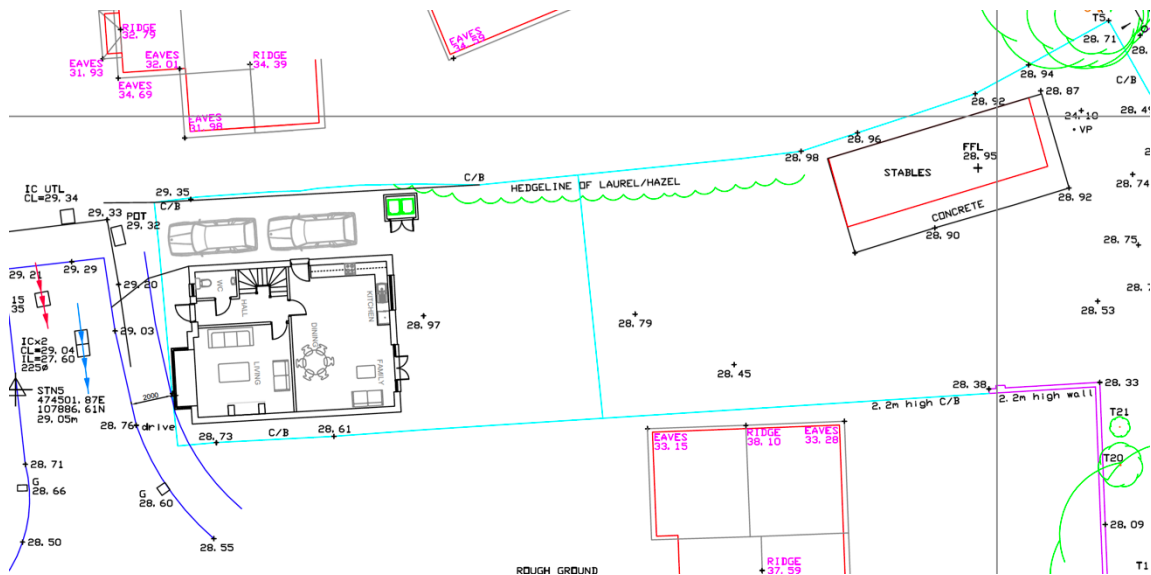
Introduction and Background

- The site consists of a parcel of land immediately north of 61 Hollybank Lane, Emsworth. The eastern boundary is formed against Hollybank Lane - an un-adopted track that has recently been tarmacked - whilst to the north, south and west are residential properties which in effect surround the site on three sides.
- The application site was part of a wider parcel of land allocated for the first time in the Adopted Local Plan of September 2005. Previous to this the site was designated as a Strategic Gap but this was overruled by the Planning Inspector on the basis that it did not make a positive contribution to the appearance or the function of the gap.
- On the basis of the site allocation a planning application was submitted in March 2007 by Wimpey homes for the erection of 68 residential dwellings. This application was refused in June 2007.
- That applicant applicant appealed to the Planning Inspectorate against the decision of the Havant Borough Council. The proposal was then considered by the Planning Inspector and ultimately dismissed,
- A further application was submitted by Wimpey Homes for erection of 60 residential dwellings. Upon assessing the revised planning application, the applicant was advised by the Havant Borough Council Planning Department that the second application was also heading for a planning refusal. Upon this advice the application was withdrawn. This scheme included the subject application site within its developable boundary.

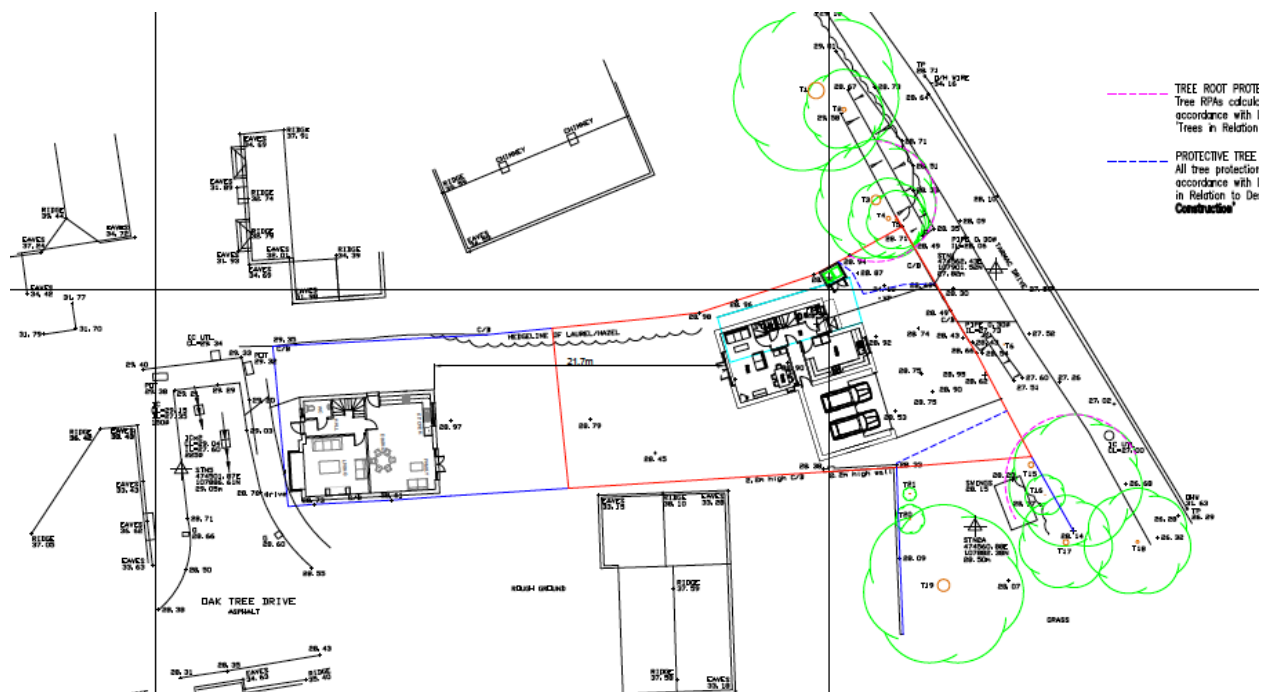
- A further scheme for housing was submitted in 2009, under reference 09/72129/002, for the erection of 48 dwellings. This scheme was permitted on 28 February 2011 and the development has now been completed.
- The application site was omitted from this scheme but the surrounding development was designed and sited in a manner so as to ensure that the site remained developable. The approved layout is set out below, along with a zoomed in extract to show the approved layout around the application site.



- The site itself forms part of a larger inverted L shaped parcel of land that original fell within the curtilage of 61 Hollybank Lane but the two northern parcels have now been sold off separately following the grant of planning permission on both the east and west portions.
- The land immediately to the west has been granted planning permission for a 3bedroomed property as per the site layout below.



- The application site was granted planning permission for a 4bed house in 2018 as per the site layout below.



- There is currently a stable block located close to the northern boundary of the site and the access track is frequently used by a horse box lorry.
- The photograph below is taken close to the proposed west boundary of the plot

looking west, showing the stable building on the left and the flank wall of the northern property of a terrace of houses in Aubin Wood.



- The eastern boundary of the site has an existing access onto the tarmacked drive which is a Byway as illustrated in the photograph below. This existing access will be utilised.



Assessment of physical context

- The detailed introduction above along the the site plan extracts and photographs sets out the context of the site.

Social/economic context and planning context.

- The benefits of this sustainable form of development are to ensure that maximum use is made of urban land within the Emsworth area – thus making a valuable contribution to the LPAs housing figures.
- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance. The site lies within a clear line of dwellings on land within the built up area wherein there is a presumption in favour of development being permitted.

Involvement of local interests

- None

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale and character of the surrounding area and the need to ensure that the form of the development chosen – ie a house echoes the immediate style of properties around the site and does not give rise to overlooking or overshadowing.

Design Principles

- Having regard to the advice contained within the Framework and the adopted Local Plan it is considered that a design response, which incorporates the characteristics of existing developments within this part of Emsworth, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Amount of development

- An amendment to the permitted design for a single 4 bedroomed house is proposed.

Layout

- The proposal lies to the north of 61 Hollybank Lane, a detached house with a large rear garden.
- The proposed dwelling reflects the general mixed style of dwellings in the locality, respecting, but not copying the appearance of neighbouring dwellings.
- Parking provision reflects HCC standards with 3 spaces provided for a four bedroomed property.
- There would be a single small window at first floor level on the south elevation. This would serve an ensuite and will be obscure glazed. No windows are proposed at first floor level on the north elevation.
- The two storey element of the proposals amended design is further away the terraced property to the north and a significant amount of the ground floor footprint is single storey in order to minimise the impact on neighbouring properties.
- It is considered that the scheme's amended design is an appropriate design solution, which makes best use of this vacant site at a density appropriate to the character of the area, whilst ensuring that the amenities of exsitign properties are not adversely affected.

Scale

- The building is two storey and of a similar scale to the permitted dwelling to the west.
- The permitted dwelling has gables to the front and rear but this amended design uses hips throughout in order to reduce the impact of neighbours. This significant reduction in overall bulk is demonstrated in the comparison of the two south elevations below – permitted and proposed.



SOUTH

Permitted



Proposed south (side) elevation

Proposed

Landscaping

- Existing boundaries will remain as they are, with 1800 high fencing.
- There are trees along the east boundary and the accompanying tree impact assessment report sets out how – through appropriate protection measures – the proposed dwelling can be built in a manner which safeguards these trees which are important to local amenity.

Appearance

- In terms of design the scheme draws on the varied mix of dwellings in the locality and seeks to ensure that a quality dwelling is constructed.
- Multi stock bricks and Marelly Eternit cladding will form the walls whilst for the roof plain tiles will be used.

Access

- Pedestrian and vehicular access will be from the track to the east.
- Three parking spaces are proposed for the dwelling along with secure parking for 2 cycles.
- A turn on site provision is provided in order to eliminate the need to reverse onto the Byway, a situation which currently exists with the horse box lorry.
- In terms of access to the transport network it is confirmed that a good bus services connects the site to Emsworth Town Centre to the south and the village of Westbourne to the east.

Transport Assessment

- **Relationship of site to shops, entertainment and employment.**

The site is within walking distance of a range of facilities. In particular community facilities, schools and shops are all within walking distance.

The nearest employment area is approximately 1 mile to the south and can be reached by bus, walking or cycling.

- **Proximity to Transport Infrastructure.**

It is located within 200m of a local bus route whereby buses provide travel into Emsworth and Westbourne.

In addition, and to promote travel by cycle, the dwelling will have a secure and enclosed cycle shed to store 3 cycles. Full details can be conditioned.

I therefore consider that the site is located within a highly sustainable location and this will minimize the need to travel by car.

Foul sewerage and utilities assessment

- All services exist in Hollybank Lane, immediately to the south east of the site. Accordingly, there are no issues with regard to foul sewerage or other utilities.

Conclusions

- This scheme has been very carefully designed to ensure that the amended design for a four bedroomed dwelling will be an improvement in terms of impact on neighbours than that of the extant planning permission.
- This amended design represents an acceptable form of development that will respect the design of, and relationship with, neighbouring properties of the recently developed housing site.
- It is considered that an appropriate form of development has been achieved.