



16 Lovedean Lane, Waterloooville

Demolition of existing dwelling and replacement with two detached dwellings

Planning, Design and Access Statement

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Louise Cutts BA(Hons) Dip TP MRTPI

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Location Plan



1 Introduction

1.1 This statement has been prepared by Wessex Planning Ltd on behalf of Chewton Developments Ltd in support of an application for the demolition of No 16 Lovedean Lane, and its replacement with two detached dwellings.

1.2 A pre-application enquiry was carried out with helpful advice received 11th February 2020 as to the design and layout of the proposals, and other planning matters. Submitted with the planning application are:

- Application forms and Ownership Certificate
- CIL forms
- Location Plan
- Block Plan
- Elevations
- Floor plans
- Street Scenes
- Ecological Appraisal with Bat surveys to follow
- Arboricultural Report
- European Sites Mitigation checklist

2 Site Context and History

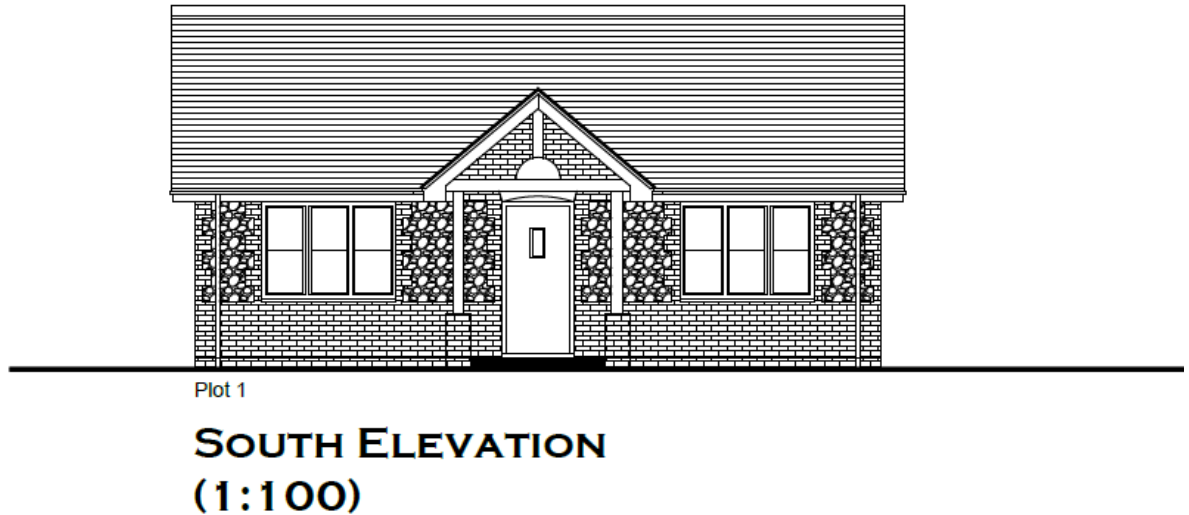
- 2.1 The site lies within the built-up area of Waterlooville. Surrounding the site are detached dwellings of varying sizes.
- 2.2 No 16 is an older property noted by the pre-application planning officer as having an attractive cottage character with flint detailing and a clay tile roof. Whilst older the site is of no particular architectural merit. The standard of construction is also low, with damp and low thermal performance.
- 2.3 Despite its position sitting forward of most of the surrounding development towards the carriageway it does not have a prominent appearance in the street scene as a result of the frontage hedge and trees and the single storey nature of the building.
- 2.4 The dwelling shares an access with its neighbour, No 16b, Lovedean Lane. To the rear lies its large garden area, where a large outbuilding can also be found.
- 2.5 No 14b, to the east, is a detached two storey dwelling. No 29 Keydell Close, sited to the rear of the property is also detached and has two storeys, although the first floor rooms are contained within the roof to the dwelling.
- 2.6 Sitting between No 16 and 18 Lovedean Lane is a single storey dwelling. Running along the western boundary to the property is a pedestrian pathway leading to Keydell Close to the rear of the site.
- 2.7 Generally however, there is a strong mix of full two storey dwellings, chalet bungalows and single storey dwellings.
- 2.8 Sited immediately adjacent to the access is a large Ash tree, protected by a Tree Preservation Order.

3 Design Principles

- 3.1 USE – The use of the site is proposed to remain residential.
- 3.2 AMOUNT - It is proposed to demolish the existing single storey dwelling and construct two detached dwellings.
- 3.3 LAYOUT – It is proposed to construct one replacement dwelling in a similar position to the existing no 16 Lovedean Lane, with another to its rear.



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- 3.4 SCALE – The replacement dwelling is a single storey 2-bedroomed bungalow to reflect the small size of the original dwelling.



- 3.5 The street scene below shows the diminutive nature of the proposed bungalow, comparable to that which currently exists. It is likely that only the roof will be visible in the street scene as a result of the frontage hedging which will be retained.



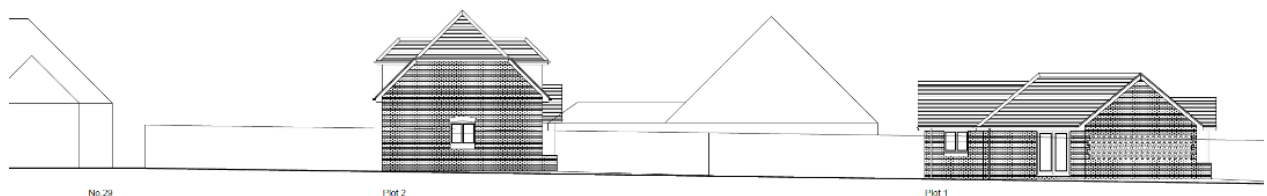
- 3.6 The proposed new dwelling to the rear has been reduced in size from the originally envisaged full two storey height dwelling, to a chalet bungalow. This reduction is as a result of pre-application discussions. The style of this dwelling would relate more to the more recent architecture found in the chalet bungalows surrounding the site. Its roof will be barn hipped with dormer windows to the front elevation (lighting an ensuite and bedroom 2) and the rear elevation (lighting a dressing room, bathroom and



Plot 2

bedroom 3). The layout has been organised to minimise any privacy issues although the distances between the new homes and those surrounding are sufficient to maintain both privacy and outlook.

- 3.7 The street scene below (from the footpath) shows that the height of the chalet bungalow is similar to the adjoining properties in Keydell Close and Lovedean Lane. This maintains the overall character and grain of the area.



- 3.8 **APPEARANCE** – Traditional architectural design has been used but with materials detailing that reflects both the existing older dwelling and the more modern architecture of the surrounding dwellings. Both dwellings will be finished in red brick and plain tiles but the frontage bungalow will have flint detailing. Both the bungalow and the chalet bungalow will have porches with timber detailing, which again relates back to the original dwelling.

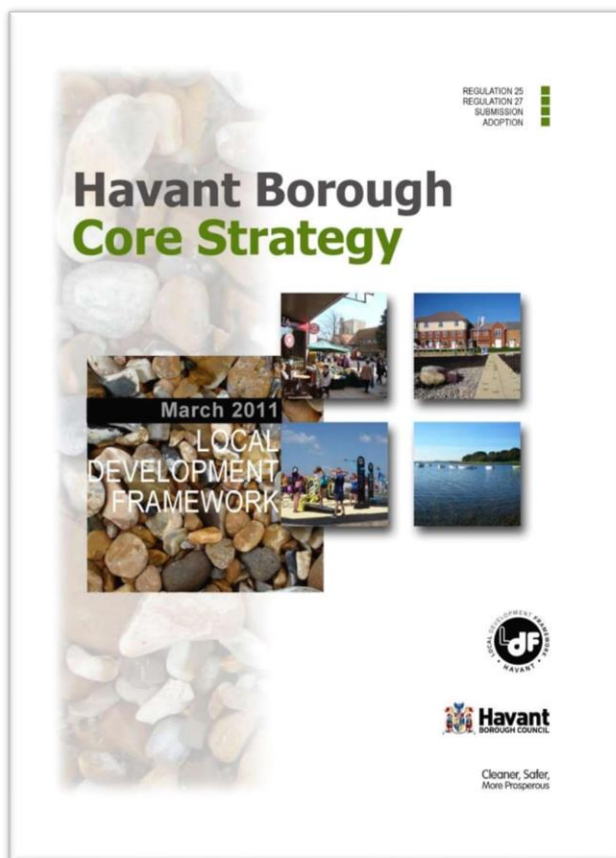
- 3.9 **ACCESS** – The access to the property would remain from Lovedean Lane, shared with 16b Lovedean Lane. Notice No 1 has been served on the owner adjacent who has no objection to the proposals. Two parking spaces will be located to the front of

each dwelling, and sufficient turning spaces will also be included. Bin stores are located to the front of Plot 2 and the side of Plot 1. Cycle stores would be provided to each garden.

3.10 LANDSCAPING – Soft landscaping will be provided in the form of sufficiently sized rear gardens for both properties, with the existing hedging retained to the street frontage. The existing trees will be retained and a full tree report accompanies this submission demonstrating that no harm will come to retained trees, including the protected Scots Pine to the front of the property. Hard landscaping will be provided in the form of permeable block paving to the access, and 1.8m high timber close boarded fences to side boundaries.

4 Policy Context

- 4.1 The policy context for Havant Borough Council is contained within the Local Plan (Core Strategy) adopted March 2011, and the Local Plan (Allocations) adopted July 2014. A replacement plan is currently being prepared but has not yet been submitted to the Planning Inspectorate for examination.



4.2 The most relevant Core Strategy policies are reproduced below:

4.3 DM8 Conservation, Protection and Enhancement of Existing Natural Features

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness, and which addresses all of the relevant criteria as set out below:

- 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.*
- 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.*
- 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.*
- 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.*

4.4 CS16 – High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- 1. Responds to, draws inspiration from and respects local context and:*
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*

d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;

b) New streets are not dominated by vehicular traffic;

c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

4.5 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:

- 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island, as shown on the Proposals Map.*
- 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.*
- 3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram).*

Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

4.6 DM13 Car and Cycle Parking on Residential Development

Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

4.7 Within the Local Plan (Allocations) document, the following policies are of relevance:

4.8 AL1 – Presumption in Favour of Sustainable Development

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.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or*
- 2. Specific policies in the NPPF indicate that development should be restricted.*

4.9 Policy DM24 – Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in combination effect of net additional dwellings. This mitigation can be provided through:

- a) A financial contribution.*
- b) A developer provided package of measures associated with the proposed development designed to avoid or mitigate any significant effect on the SPAs subject to meeting the tests of the Habitats Regulations.*
- c) A combination of measures in (a) and (b) above.*

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the integrity of the SPAs.

The provisions of this policy do not exclude the possibility that some residential schemes, due to their size/and or location, may require individual assessment under the Habitats Regulations on advice from Natural England and additional site specific avoidance or mitigation measures.

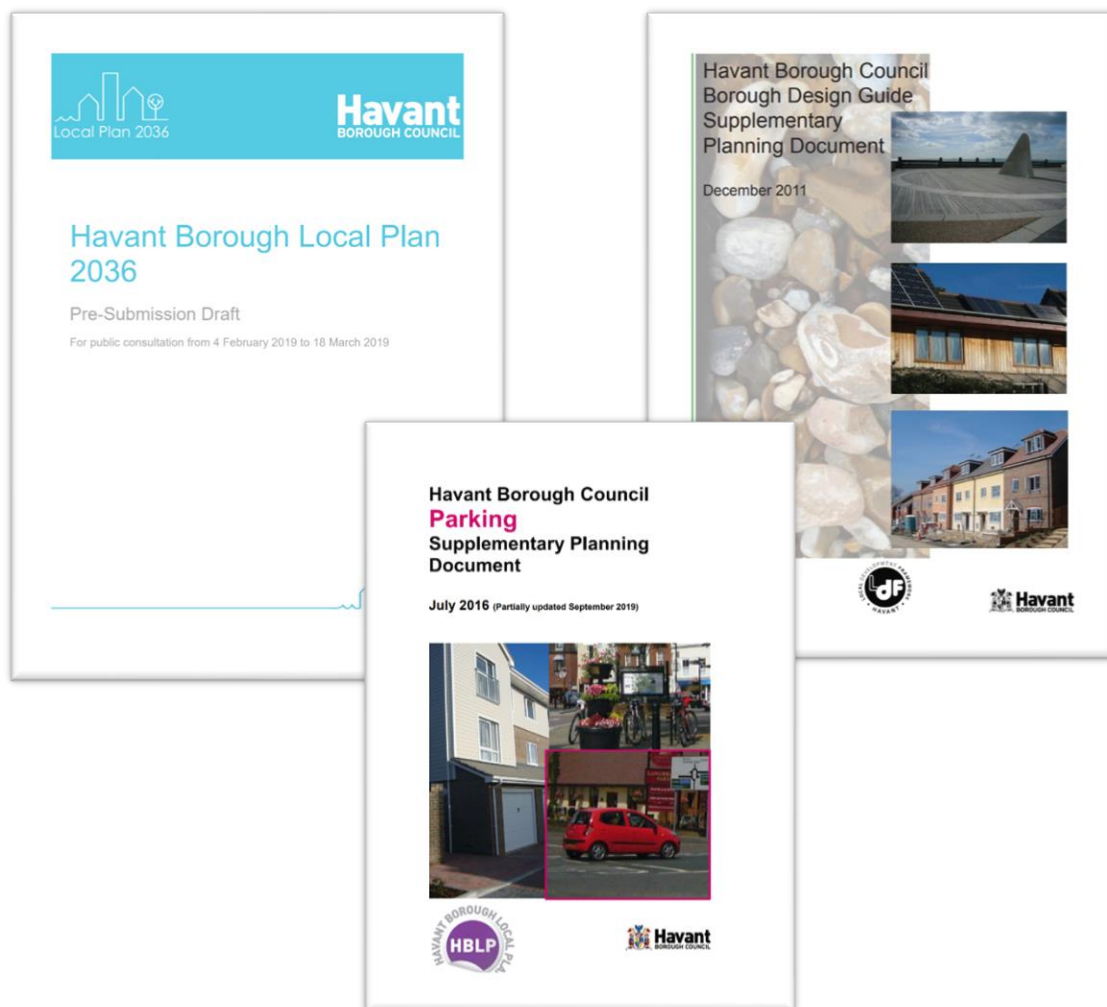
4.10 A Community Infrastructure Levy charge of £119.29 per additional square metre is also payable for one dwelling or more within Havant and this will be paid should the proposal be considered acceptable.

4.11 The Solent Recreation Mitigation Strategy applies to this proposal. For the new dwelling there is a financial requirement of £637-880 (for 3-5 bedroom dwellings respectively) is expected and will be paid should the application be considered acceptable.

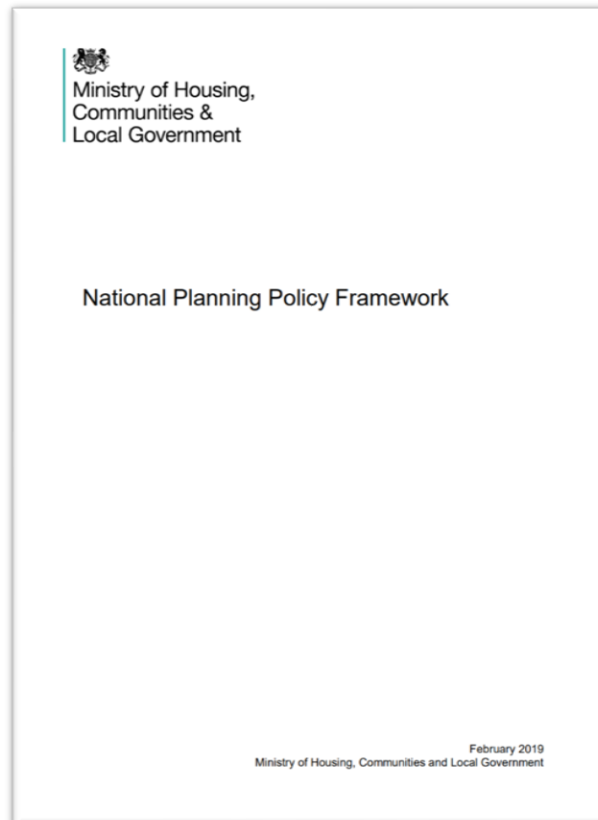
5 Other Material Considerations

5.1 The Pre-submission Havant Borough Local Plan 2036 is a material consideration, the weight of which increases as it nears adoption. Several policies are relevant that bring forward the aims and requirements of similar policies within the adopted plan. These are listed below:

- IN3 – Transport and Development
- E1 – High Quality Design
- H1 – High Quality New Homes
- E22 – Amenity



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- 5.2 Supplementary Planning Guidance includes the Councils Design Guide 2011 and the Parking Standards 2016.
- 5.3 The National Planning Policy is also relevant as a material consideration in its aims to make the most effective use of urban land.



6 Planning Assessment

- 6.1 In terms of the principle of the redevelopment of the existing residential plot, the site is located with the Urban Area. The principle of redevelopment is therefore acceptable although the planning considerations are based upon the detail of the proposed scheme. The pre-application response did not raise any concerns about the principle of an additional dwelling on the plot.
- 6.2 The existing dwelling sits forward of the existing building line. However, its position is not noticeable in the street scene due to well landscaped boundaries and its single storey height. These characteristics would be replicated to ensure that the impact on the character of the area and street scene would be materially unchanged. The replacement dwelling would have a garden area measuring 11m in depth, and two car parking spaces provided to the site frontage.
- 6.3 To the rear, sufficient space exists, following the demolition of the large outbuilding, to erect a further dwelling. In mass and form, this new dwelling would relate more to the uniform single storey/rooms in the roof height of the properties in Keydell Close, to the rear of the site. In this way, the proposal would reflect the context of the site well and take account of pre-application advice which suggested reducing the scale of Plot 2. A rear garden measuring 11m in depth would be provided, and again two car parking spaces would be provided to the front of the property. The rear building line of this new dwelling would reach no further towards the rear boundary than the single storey dwelling to the east of the site, thus reflecting the 'grain' of development in the area.
- 6.4 The layout would allow two properties to be constructed with rooms configured so as to ensure no overlooking from windows into neighbouring gardens or into each other's. Plot 2 would have an obscure glazed en-suite bathroom and airing cupboard window 'overlooking' Plot 1's rear garden, whilst 29 Keydell Close would have Plot 2's obscure glazed dressing room window, an obscure-glazed bathroom window, and a small secondary bedroom dormer window facing its side elevation at 12.5m distance.

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- 6.5 As such the layout of the site would make the best use of urban land and protect the amenity of all existing surrounding residents, whilst having no detrimental impact upon the character of the area or the street scene
- 6.6 A mix of architectural design can be found in the area. The proposed architectural style for the two dwellings is proposed to reflect the more traditional character of the existing dwelling in the bungalow to the site frontage with a more uniform simple, chalet bungalow style to reflect the more modern properties in the area. In this way each dwelling melds seamlessly into the mixed character of the surroundings without drawing attention to either building. Neither building stands out harmfully in terms of their height, scale or bulk.
- 6.7 As requested by the pre-application response, street scenes accompany the submission to demonstrate that the relationship of the dwellings both to each other and in relation to their surrounding neighbours is not a cause for concern. Amenity standards have been maintained in terms of separation distances, privacy and amenity areas.
- 6.8 As such, in design terms, the proposal would fulfil the requirements of adopted plan policies CS16 and CS17.
- 6.9 Emerging plan policy H1 also expects minimum internal space standards. The required standards have been incorporated into the final designs for the dwellings.
- 6.10 Emerging plan policy E12 expects low carbon design. The proposal would provide an overall benefit as the existing inefficient dwelling would be replaced with a new dwelling that would be significantly more efficient in terms of its thermal performance and energy requirements.
- 6.11 In terms of parking, adopted Policy DM13, emerging Policy IN3 and the Parking Standards SPD requires car parking for two cars for each of the properties. These are provided alongside two electric vehicle charging points, in accordance with relevant policy.
- 6.12 Whilst there is a protected tree on the site, the proposal, subject to protection of the tree during the construction process, would have no materially different impact upon
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the tree over the use of the existing dwelling. A full tree report accompanies this planning application which demonstrates no harm would come to any tree to be retained.

6.13 In relation to ecology, this application is accompanied by a full ecological appraisal which suggests bats might be present. Currently a survey is being undertaken and the results will be forwarded to the Local Planning Authority in sufficient time to allow a Habitat Regulations-appropriate decision.

6.14 Drainage was also an issue considered at pre-application stage. The site lies within an area of sensitive groundwater used for human consumption. However, as the proposal does not include either construction piling or deep bore soakaways, these concern are addressed. Foul water would be drained by means of the public sewer.

6.15 It is accepted that the Local Planning Authority are currently attaching Grampian style conditions in relation to the occupation of any new dwellings in order to allow time for the consideration of a strategic mitigation solution to the impact of nitrates from foul water on the nearby protected European sites. A European site mitigation checklist has been completed, as requested, to accompany the application. However, attention is drawn to the fact that the net increase in dwellings is one, and therefore the application would request that any occupation condition is limited to just one of the dwellings, with no favour shown to either.

6.16 The applicant also accepts the obligations under the Community Infrastructure Levy charging schedule and has submitted the CIL questions form to assist in the calculation of the CIL charge.

7 Conclusion

- 7.1 Within the built up area of Waterloo, adopted and emerging Local Plan and national policy considers the principle of redevelopment to be acceptable. The pre-application response confirmed this.
- 7.2 One additional dwelling within the rear garden of the existing property would cause no material harm to surrounding neighbours' amenity, or detrimentally impact the character of the area or the street scene.
- 7.3 The design of the proposal has taken careful consideration of both existing and proposed amenity standards and has configured both internal and external layouts to ensure no loss of privacy, unacceptable loss of outlook or loss of amenity.
- 7.4 Both the new and the replacement dwelling would be of high quality, affording an attractive living environment to the new occupiers, with sufficient internal and external space, a carbon efficient design, and appropriate levels of parking.
- 7.5 The application proposal is therefore offered to the Local Planning Authority, having taken account of all pre-application advice, for consideration for planning permission.