

Planning Design and Access Statement

Land Adjacent to 11 Vine Coppice, Waterloooville, PO7 5TY

1.0 Introduction

This application seeks to provide an additional dwelling on the end of an existing terrace of dwellings. Its appearance, including design and materials would match the adjacent dwelling and associated works would include provision of hardstanding for parking, cycle and bin storage.

2.0 Site

The application site comprises what is currently the side garden of 11 Vine Coppice, Waterloooville. As an end terrace property the end of the road, the plot is very generous. There is parking available for 1 car and a shed to the front and side of the existing property.

The existing terrace and proposed property are east-facing, and the plot is to the south of the existing dwelling. The site rises to the south, with approximately 1.6m of flat, level ground immediately south of the existing dwelling and then a retaining wall approximately 1.4m high. This will be moved approximately 4m south to accommodate the new dwelling at the same level as the existing.

To the east, there is the side elevation of a semi-detached dwelling approximately 14m away. The only window on this elevation serves a landing. There is a dwelling approximately 25m away to the south. Due to the distance, difference in land levels and mature vegetation along the boundary, there would be no privacy or amenity concerns in this regard.

3.0 Proposal

The application proposes to erect a two-bed end of terrace dwelling on the end of an existing terrace. The existing shed would be demolished and removed and hard standing provided for parking 2 cars for the proposed dwelling and to provide storage for bins and cycles. In addition, the parking area serving the existing dwelling would be widened to provide for a further parking space for this dwelling (currently only room for 1.5 car width). Surface water drainage would be provided to soakaway and foul drainage to the existing sewer network.

4.0 Design

The proposal replicates the design of the adjacent dwelling and matches the materials, ensuring that the continuation of the terrace would be in keeping with the existing character of the area. The position of the proposal ensures an acceptable relationship with neighbouring properties and the proposal itself provides an additional high quality home in an existing residential area.

5.0 Access

The site benefits from direct access to the road from the front of the site. The existing parking area available to the host dwelling are would be retained and widened to accommodate the parking of a further car, and two tandem parking spaces are provided for the proposed dwelling, in accordance with Havant Borough Council's parking standards.

6.0 Planning Policy

The National Planning Policy Framework (NPPF) was revised in July 2018. Paragraph 11 outlines the presumption in favour of sustainable development. Paragraph 127 addresses the requirement for good design and functional development.

The Development Plan currently comprises the Havant Borough Council Local Plan Core Strategy (March 2011) and Allocations (July 2014). The most relevant policy is Policy CS9 Housing which supports the provision of appropriate additional housing. The proposal accords with the relevant national and local policies.

7.0 Conclusion

The proposal would provide additional housing within an area where there is a need for such development, and would have a positive impact upon the visual amenity of the area. The proposal would not have a harmful impact on the surrounding dwellings nor on the character of the area.