

PLANNING APPLICATION FOR NEW DWELLING ON LAND WITHIN CURTILAGE OF 108 LONDON ROAD, WIDLEY, GU7 5AA

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION Change to Conditions 2 and 6 of Approval APP/17/01009

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application to change Conditions 2 and 6 of Planning Approval APP/17/01009 to the construction of a new 3-bed dwelling on land within the curtilage of The Old Rectory, 108 London Road, Widley, Waterlooville, PO7 5AA
- 1.2 The alteration is to change the proposed integral garage to an additional habitable room with associated internal and external alterations.
- 1.3 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history. Design principles will be described to demonstrate that the proposed development is in accordance with the standard requirements for residential dwellings.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies within the village of Widley. The existing dwelling is accessed off the A3 London Road. The proposed new dwelling also has direct access onto the A3 rather than sharing the existing access which would be detrimental to the original house and its setting. Widley is predominantly residential with this site being on the periphery of the residential development. On the opposite side of London Road are fields and allotments.
- 2.2 The existing house is Grade II Listed. It originally was built circa 18th Century as Park Cottage within the Purbrook Park estate. It was subsequently extended during the Georgian period and

provided with a Georgian frontage and a rear extension forming the footprint of the house today.

- 2.3 The official Listing is
Purbrook SP/418 No 108 (The Old Rectory) 3/418 II
House. Of mid C18 origin, enlarged early and late C19. Painted brick walls of header bond with later Flemish bond, other walling rendered. Tiled roof of double pile brick dentil eaves. 2 storeys. This small house with a symmetrical front was widened and extended at the rear in two phases. North front elevation has 3 windows. Casements mostly of the early C19 with reeded frames and some cambered openings. 1st floor band and plinth. Late C18 doorcase (replaced from its original position) open pediment with modillion cornice, half round reeded Doric columns, arched opening with radiating fanlight and 6 panelled door.
- 2.4 The Proposal is to hive off approximately 440m² of the rear garden to provide a site for the additional house. The existing site area is 1904m² (0.19 Hectare)
- 2.5 Planning History for this site
05/53941/004 Change of use from residential home to single dwelling - Approved
05/53941/005 Listed Building consent for change of use from residential home to single dwelling – Approved
07/53941/006 Internal re-structure of part roof and realignment of external supporting wall - Approved
07/53941/008 Tree Preservation Order. Crown lift 3no. Common Yews - Approved
- 2.6 The site is not within a Conservation Area
- 2.7 The site is bounded by London Road to the east, residential properties to the west (which were part of the original site and developed circa 1970, a single dwelling to the north and council owned allotments to the south. It shares a boundary with the building occupied by Purbrook Horticultural Society.
- 2.8 The site is not prone to flooding

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will be judged against the National Planning Policy Framework along with the following Havant Borough Local Plan (Core Strategy) policies
- CS9 Housing
 - CS11 Protection of Special Environment
 - CS16 High Quality Design (supplemented by Borough Design Guide SPD)
 - CS21 Developer Contributions
 - DM8 Protection of Existing Natural Features
 - DM20 Heritage Assets
- Parking Standards 2016

4.0 PRE-APPLICATION ADVICE

- 4.1 Pre-Application advice was sought of Havant Borough Council (GEN/17/00046) and was dealt with by Mrs R McMurray. Both Rachael McMurray and Peter Fellows (Conservation Officer)

have visited the site on separate occasions earlier this year and have provided informative feedback which has been included in this application, the key points of which are following:

i) **The principle of development.**

“The site is located in an urban area whereby residential development is normally permitted subject to the provisions of the Development Plan and any other material considerations. The proposal would generally support the aims and objectives of the Havant Borough Local Plan, which seeks to provide an additional 6,300 homes in the Borough. As per advice laid out in Policy CS9 of the Local Plan”

ii) **The impact on the character and appearance of the area**

“This section of London Road is characterised by a variety of dwelling types. No.108 is larger than others set in a spacious plot with amenity space to the north and south of the site and a number of protected trees. In principle, a new dwelling to the south of the site would be in keeping with the character of the area providing parking at the front and a generous rear garden space”

iii) **The impact on a listed building**

“The development proposal will result in the removal of some of the associated land, from the ownership of 108 London Road which is a Grade II listed dwelling. As a consequence, the curtilage of the property will be permanently reduced. Historic England in their document ‘Enabling Development and Conservation of Significant Places’, provides guidance to local authorities on how to consider proposal to fragment listed buildings for their curtilage. The advice indicates that local authorities should take a firm line against granting consent for any development which could be considered detrimental not only to the asset or its setting but also to its long-term viability.

However, in this particular instance it is considered that with amendments to the design and size of the dwelling a proposed sub-division may not be detrimental to the architectural significance of the house or its setting. The setting of the house has been significantly eroded by previous housing schemes but this does not necessarily mean further erosion is acceptable. To make the scheme acceptable I believe the following amendments would be required:

- Significant reduction in the size of the dwelling
- The design should reflect that of the main listed building. For example, it could be designed to resemble an outbuilding that might have existed on the site.
- The quality of materials will be an important part of any development on this site to ensure that it harmonised with the listed building

Mr Fellows reference to size of dwelling etc. was based upon receipt of a draft design for the proposed new house which showed four bedrooms and did not have any details regarding the proposed aesthetic. Based upon these comments received the house size was reduced to three bedrooms and reduced by 18% floor area from 168m² down to 138m².

iv) **The impact on neighbour’s residential amenities**

“The immediate neighbour to the south of the site is a commercial business” (Purbrook Horticultural Society store, open every Saturday 9.30 to 11.30am) “and therefore it is considered that the impact on neighbouring properties would be limited”

The new proposals have been designed so that overlooking to the existing house is minimised and no windows are proposed to the Northern elevation which directly overlooks the existing house

v) **Highway Matters**

Parking for vehicles and bicycles on site is in accordance with the Borough’s Parking Standards 2016.

There is provision for two vehicles off road and sufficient additional room for an external bike store to provide storage for two bicycles.

vi) **Drainage and Flood Risk**

The site is not in a flood risk zone and drainage details are provided on the application drawings

vii) **Impact on trees and hedges**

The Tree Officer has advised that in order to make an informed assessment a tree constraints plan is required. This has been undertaken and attached as a separate document.

Briefly this arboricultural report indicates that the proposals do not cause any adverse effect on the mature trees bounding the site should the recommendations of the report be met.

viii) **Ecology**

We acknowledge that a contribution of £176.00 will be applicable to mitigate against the effects of recreational disturbance on the Solent Special Protection Area by means of the Solent Recreational Mitigation Partnership directive.

ix) **Developer Contributions/Community Infrastructure Levy**

We understand that contributions will be required under the Community Infrastructure Levy based upon the square meterage of new residential floorspace. The amount to be agreed with Havant Borough Council.

5.0 DESIGN STATEMENT

5.1 The proposal is for the erection of a two storey, three-bedroom detached dwelling to the south of the existing house. The proposal is to hive off approximately 440m² of the rear garden and provide a separate access direct from London Road

5.2 The aesthetic has been chosen to mimic that of the existing Grade II Listed building so that it appears part of that buildings environ and fits seamlessly within the curtilage.

5.3 Finishes to be a plain tile roof to match that of the existing house (this will be a modern equivalent, not handmade peg tiles) and white rendered walls complete with raised detail at first floor level. Windows will be UPVC Georgian style sliding sash type of correct proportions subdivided by surface muntins.

5.4 Accommodation is over two floors with upper accommodation provided within an extended roof space. The bulk of this element being reduced by a lower ridge height and cat slide roof

5.5 The main entrance into the house includes a recessed porch provided by the projection of the main roof down to a lower level.

5.6 The proposals include a glazed conservatory to the rear.

5.7 The orientation of the house is East-West with no windows on the North face overlooking Grade II Listed house. Small windows to the ground floor hall and en-suite are proposed on the South facing elevation. There is no overlooking issue from house to house, with oblique views from the new house to part of the garden of the existing. Views into the subdivided garden from the existing house will be shielded by a 1.8m high timber fence.

5.8 External parking is provided for two vehicles with the possibility of a third.

- 5.9 It should also be noted that the proposal is accessed from London Road which has a primary bus route with the nearest southbound stop being almost outside this property and the northbound stop only a hundred metres away on the opposite side. This bus route First 8 is from Clanfield to Gunwharf and Star 7 from Wecock Farm to Southsea. National Coach Service run between Portsmouth and London and stop at the Hampshire Rose just further up London Road.

6.0 ACCESS STATEMENT

- 6.1 The site is accessed off London Road and provides good vehicular and pedestrian access.
- 6.2 Access to the dwelling will be made suitable for all users including wheelchair access and prams.
- 6.3 The room sizes for the proposed house accord with the minimums given within the Nationally Described Space Standards.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 The following extract is taken from the Arboricultural Method Statement commissioned by the applicant and undertaken by James Fuller Arboriculture.
- a) The proposed design layout for the construction of the new detached dwelling at 108 London Road, Widley have been assessed broadly in accordance with BS5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations”.
 - b) It is my opinion that the trees identified for retention can be afforded due respect and provided adequate protection, ensuring their safe and healthy retention during the development process.
 - c) A total of 6 (six) individual trees and part of 1 (one) group of trees shall be retained within and adjacent to the site as detailed within this report. 1 (one) individual tree and part of 1 (one) group of trees shall be removed to facilitate the proposed design layout.
 - d) It is my opinion that the loss of the 1 (one) tree and section of 1 (one) group will not have a detrimental effect on the local visual amenity or significantly alter the visual treed character of the local area.
 - e) Provided the recommendations included within this report are strictly adhered to, James Fuller Arboriculture believes the trees highlighted for retention within this report can be retained without undue stress on their long-term health.
- 7.2 Special attention will need to be given to the digging around the tree roots to locate the fould water drain and the connections required to it. Also the siting of the soakaway will need to be agreed with the consultant arboriculturalist.
- ## **8.0 REFUSE COLLECTION**
- 8.1 The proposals include a location for two 240 litre wheelie bins, one for general waste and the other for recyclable waste in accordance with Havant Borough Council policy.

CONCLUSIONS

- The proposed development will provide much needed additional residential accommodation within this sought-after location.
- The design seeks to mimic that of the adjacent Grade 2 Listed building and is both subservient to the main house and in keeping with that buildings aesthetic
- The plot of land retained by the original Grade 2 Listed house is still significant and the loss of land to the South does not create an adverse effect on the siting of the original house.
- Mature trees are to be retained to ensure that a wooded setting for the new house is provided
- The scheme has been carefully designed in every respect and accords with relevant planning policies