

DESIGN, ACCESS & PLANNING STATEMENT

Prepared by R&R Design Studio on behalf of Mr Gareth Eyre

For the proposed redevelopment of:

200 PARK AVENUE,
PURBROOK,
WATERLOOVILLE,
HAMPSHIRE
PO7 5EZ

RevA

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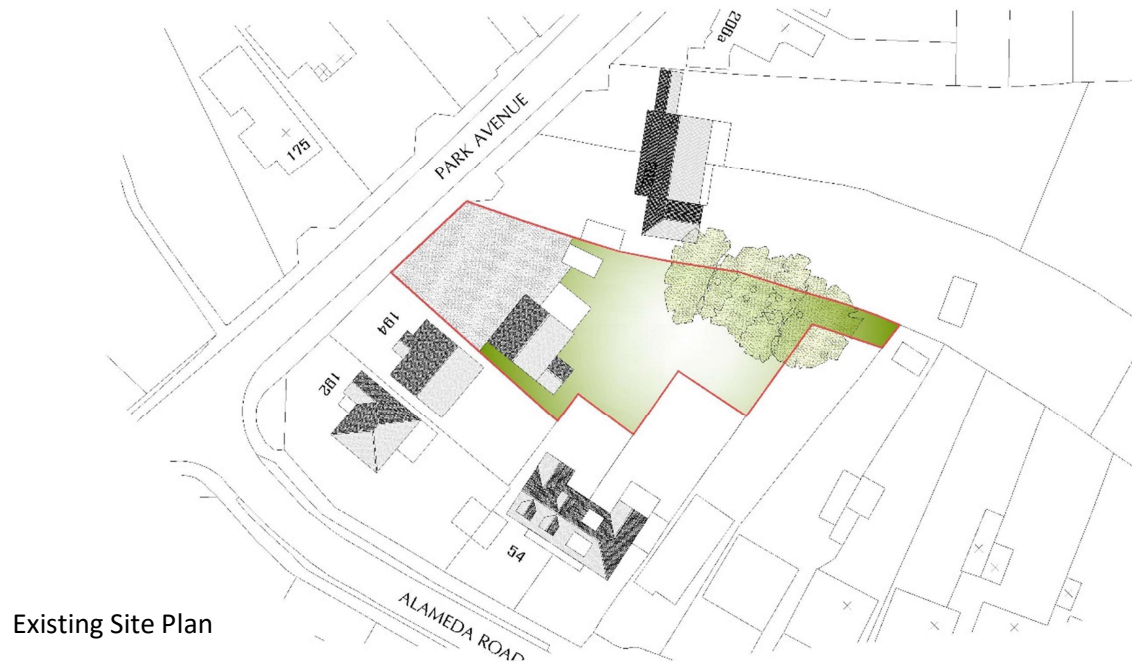
6 Kipling House, Newlands Avenue,

Waterlooville, Hants. PO7 5FY



THE SITE

- The application site is located within an established residential area of Purbrook. The land identified for the proposal consists of an existing two storey dwelling and substantial garden areas to the front and rear of the existing property.
- Established vehicular access to the site is available from Park Avenue.
- The North, South and Eastern boundaries are mostly defined by close boarded fencing.
- The site has an area of 1121 square metres (0.28 Acre). The site has a slight gradient, the Western boundary (site entrance) being approximately 1.4m higher than that of the Eastern boundary.



PLANNING HISTORY

- August 1992 – Planning Reference 92/57702/000

Proposal – Outline application for the erection of an attached 3-bedroom house to the side of the existing property and replacement garage.

Decision – Grant permission.

Status - Approved development, not implemented.

- March 2008 – Planning Reference 08/57702/002

Proposal – Application for the erection of an attached 3-bedroom house to the side of the existing property.

Decision – Refused permission.

Reasons for Refusal – Design, bulk and orientation of proposed dwelling, Limited information submitted with regards to impact of trees on the site and no proposal for the diversion of existing public sewer.

- March 2009 - Planning Reference 09/57702/003

Proposal – Application for the erection of an attached 4-bedroom house to the side of the existing property.

Decision – Not proceed with (no further information available).

- November 2018 - Planning Reference APP/18/01184

Proposal – Demolition of existing dwelling and garage, erection of 2No.semi-detached 2 bed dwellings and 1No.3 bed detached chalet style bungalow, all with onsite allocated parking, access from Park Avenue.

Decision – Not proceed with (no further information available).

THE CHARACTER OF THE AREA AND LOCAL CONTEXT

- The surrounding area is residential in nature and consists of a variety of house types. As can be seen in the following photos the adjacent houses are for the most part relatively modern, post war housing consisting of a mix of detached and semi-detached, over either one or two storeys. Park Avenue and the adjoining roads have a mix of architectural styles ranging from mock Tudor to more contemporary new build housing from the 1950's- 2000's.
- Below is a selection of images of 200 Park Avenue and the immediate surrounding area:



1. 202-204 Park Avenue



2. Park Avenue Looking North



3. 200 Park Avenue (proposed site) North



4. 194 Park Avenue



5. Park Avenue Looking South



6. View of 52-54 Alameda Road Looking North

PRE-APPLICATION

- In accordance with the national policy framework, the applicant sought pre-application advice prior to submitting a full application. A pre-application submission was prepared and submitted to Havant Borough Council on the 12th of February 2018, the submission was based on a proposal to demolish the existing dwelling and redevelop the site by creating four two storey semi-detached dwellings.
- Pre-application advice was provided on the 14th of February 2018 by Mr L Oliver. Mr L Oliver concluded:

“The proposed development in its current form would be out of keeping with the character and appearance of the area, and would adversely impact on the amenities of the neighbouring properties. However, as has been outlined, the Local Planning Authority do consider that there is scope for some development, however it would need to reduce the built form in order to mitigate the impacts that have been identified”.



Proposed Site Plan Submitted at Pre-application Stage

- It Was Identified That the Main Issues in Determining Any Future Applications on The Site to Be:

- i) The principle of development
- ii) The impact on the character and appearance of the area / Impact on protected trees
- iii) Impact on amenities of neighbouring properties
- iv) Highway matters
- v) Drainage
- vi) Developer contributions/Community Infrastructure Levy

Careful consideration has been given to the pre-application advice and it has been key to the subsequent design development of the submitted scheme in order to address the specific points.

- Key Changes That Have Been Made to The Initial Scheme Following Pre-Application Advice Are as Follows:

- The proposed two storey semi-detached dwellings at the rear of the site have been replaced with a single chalet style bungalow dwelling, this will mitigate overlooking from the new property into neighbouring gardens. There are no proposals for windows at eye level from habitable spaces on the first floor.
- The proposed hard landscaping has been reduced to a minimum whilst ensuring adequate on-site parking is provided for the proposed dwellings.
- The garden depths for the proposed two storey semi-detached dwellings have been increased to 10m in depth in accordance with the Havant Borough Design Guide.
- The site entrance has been amended to reduce the amount of dropped kerb required and the allocated parking has been repositioned so that vehicles can turn on site and enter Park Avenue in a forward gear.
- Prior to pre-application advice a sewer diversion proposal based on providing a 3m easement was submitted to Southern Water and it was agreed that the proposal would be considered (please see appendix A) given the limited easement currently provided on the site. A full application will need to be submitted to Southern Water following planning approval.

- Consideration Has Been Given to The Following Development Plan Policies and Relevant Supplementary Planning Documents and Planning Policy Guidance:

- National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS9	Housing
CS11	Protecting & Enhancing the Special Environment & Heritage of Havant Borough
CS14	Efficient Use of Resources
CS16	High Quality
CS17	Concentration and Distribution of Development with the Urban Areas
CS20	Transport & Access Strategy
CS21	Developer Requirements
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM10	Pollution
DM13	Car & Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

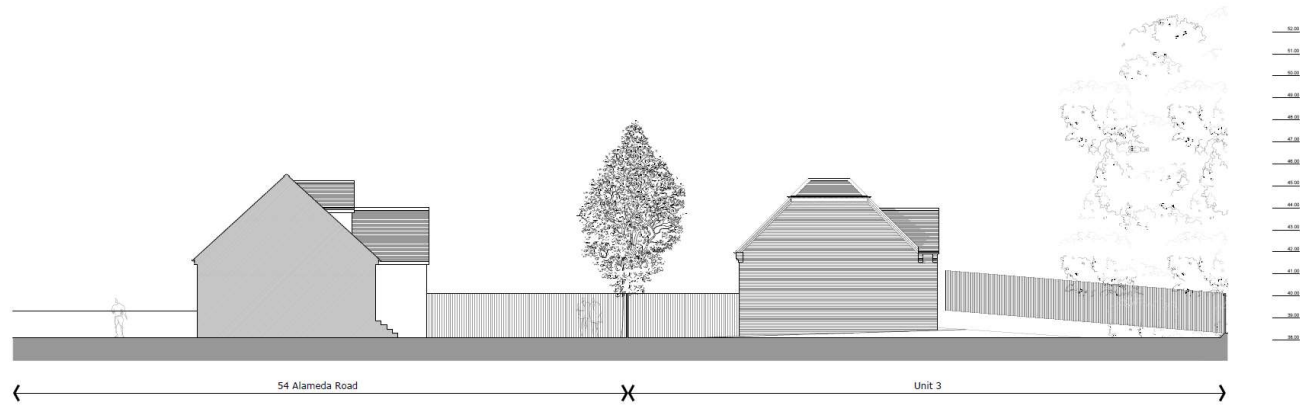
AL1	Presumption in Favour of Residential Development
DM24	Recreational Disturbances to Special Protected Areas (SPA's) from Residential Development

THE PROPOSAL

- Planning permission is sought for the erection of two semi-detached, two-bedroom dwellings and one three-bedroom detached chalet style bungalow, all with onsite allocated parking. Access to the site will be via the existing entrance from Park Avenue. The proposal involves the demolition of the existing dwelling and detached garage. The proposal also includes the provision of secure cycle and bin storage.
- **Development Objectives**
 - To provide much needed family accommodation in a sustainable location.
 - To provide the most efficient use of the site whilst ensuring that unacceptable harm to the amenity of the of the neighbouring properties is not compromised as a result of the development.
 - Proposed accommodation to provide good standards of residential amenity to the occupants by providing quality outdoor space and efficient interior layouts.
 - Create a high-quality development that is appropriate to the character of the local area, utilising high quality building materials and standards of design.
- **Character and Appearance**
 - The development proposal will ensure that the density, mass and height of the proposed dwellings are appropriate and in keeping with the existing dwellings in the immediate area.
 - For houses 1 and 2 the ridge height will match the adjoining property (194 Park Avenue) and the proposed building will be brought level with the neighbouring property which will enable utilisation of the extensive existing front garden space currently out of keeping with the rest of the street scene.
 - House 3 will be of chalet style design, utilising roof space as to minimise the scale of the proposed dwelling.

- **Residential Amenity**

- Following pre-application advice, the avoidance of loss of amenity privacy to existing dwellings has been an important design consideration.
- Following pre-application advice, the two semi-detached dwellings proposed for the rear of the site were replaced with a chalet style bungalow create a large garden area and to avoid overlooking into the amenity space of 54 Alameda Road.
- Following pre-application advice garden depths have been increased in line with Havant borough Council Standards and potential overlooking has been minimised.



Proposed Site Section Showing Privacy Retained To 54 Alameda Road Amenity Space



Proposed Street Scene from Park Avenue

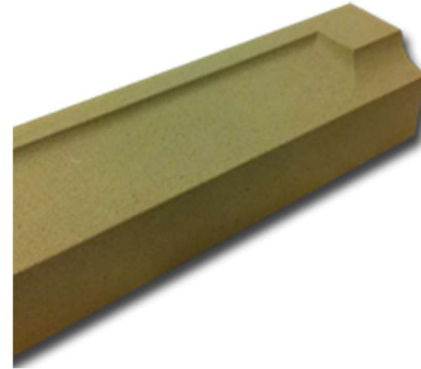
DESIGN MATERIALS



Roof:
Clay Palisade Tiles



Walls:
Multi-finish Face Brick



Cills:
Stone Window Cills



Windows:
Thermally Broken UPVC
Windows



Access Drive & Hardstanding:
Permeable Paving



Boundary Treatment:
Close Board Fencing

TRANSPORT AND ACCESS

- The proposed scheme has been developed with transport in mind. The main elements addressed are as follows:
 - Existing access widened to allow for fire vehicle access in accordance with ADB of the building regulations.
 - Each new dwelling to have two dedicated parking spaces with associated hard standing.
 - All new dwellings to be provided with secure cycle storage.
 - Bin collection within 25metres of the highway to avoid the need for refuse/recycling vehicles entering the site.
 - All new dwellings will have level access in accordance with ADM of the building regulations.

TREE CONSTRAINTS AND LANDSCAPING

- The proposed scheme has been developed following a full Arboricultural survey.
 - Within the site the Arboricultural survey identifies TPO'd trees to the Northern boundary at the rear of the site, some of which are in poor condition and are recommended for removal. Please see Appendix B.
 - Retained trees on the Northern boundary will serve as natural screening from proposed house 3 to 202 Park Avenue.

SUSTAINABILITY

- Efficient Design

The proposed scheme is designed to exceed current building regulation standards whenever practicable in order to make the homes as energy efficient as possible. The methods implemented will be as follows:

- Additional levels of insulation and high standards of air tightness
- Dual flush WC's
- Flow restricting taps
- High rated doors and windows
- Low energy lighting
- Effective passive ventilation

REFUSE STRATEGY

To enhance the general appearance of the development each dwelling will have dedicated areas within each plot out of sight of the road for the storage of general waste and recycling bins, to ensure a prominent level of recycling and overall reduction of waste throughout the development.

CONCLUSION

It is considered that the proposed development would be acceptable in principle and makes effective use of the site. The proposed design complies with the policies of the local plan and with the principles set out in the National Policy Framework.

The development has been carefully considered following pre-application advice and the design proposals have taken into account any impact on neighbouring dwellings.

EXISTING SITE ANALYSIS



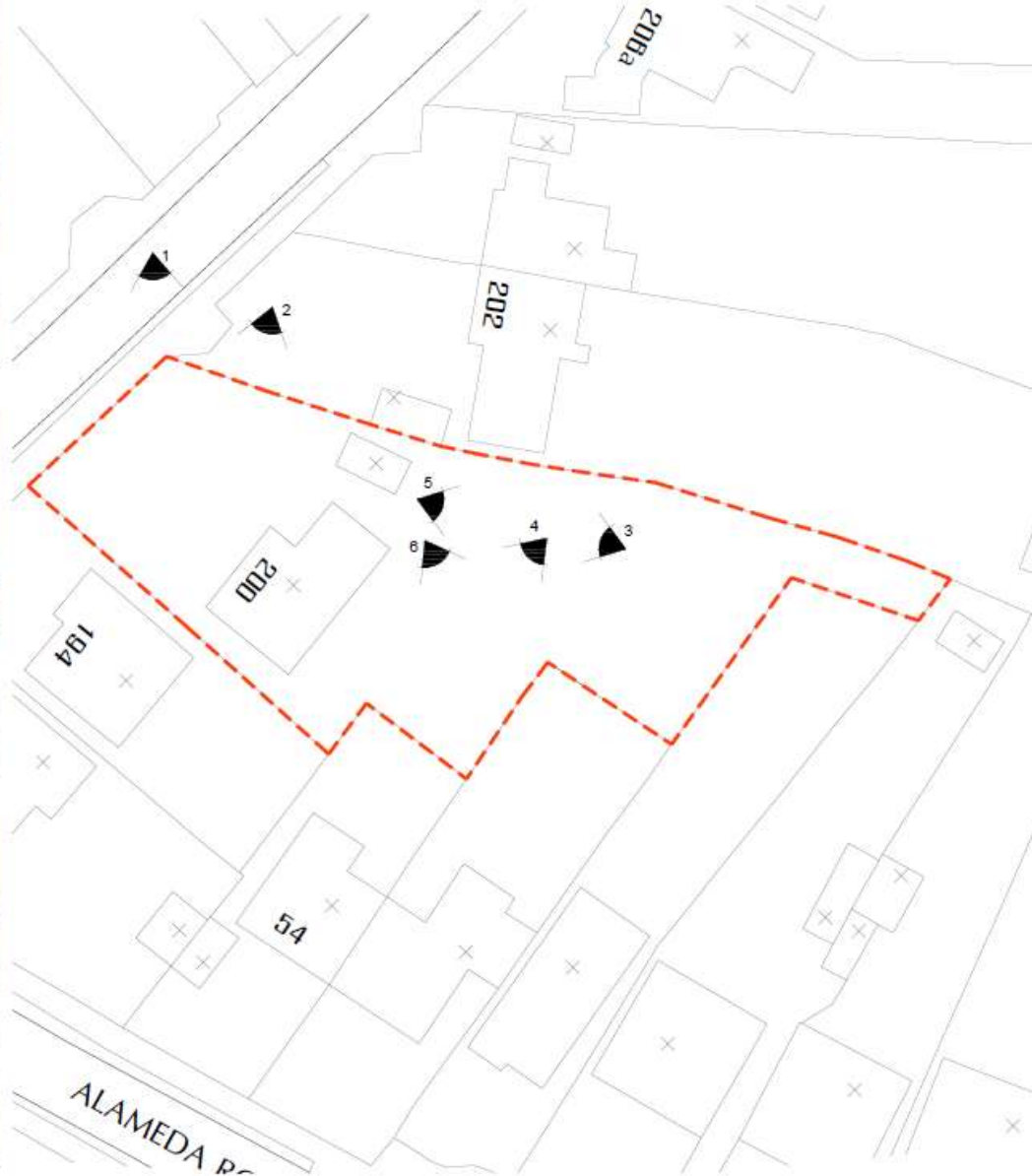
1 View from main street



2 View from No. 202



3 View from rear towards main street



4 View to rear of existing dwelling



5 View of rear garden



6 View of rear garden

AMENDMENTS MADE TO PREVIOUS SCHEME (APPLICATION APP/18/01184) FOLLOWING REFUSAL

- It Was Identified That the Main Issues Determining Refusal of The Previous Planning Application on The Site to Be:
 - i) The site is a windfall site situated within a Flood Zone 3 and the development proposed is classified by the Environment Agency as a More Vulnerable Use. The National Planning Policy Framework requires that the Local Planning Authority undertake a Sequential Test to steer development to areas with the lowest probability of flooding. It is considered that there are sequentially preferable sites within the Borough and that the Local Planning Authority can demonstrate a 5-year housing supply. Therefore, there is no overriding justification for the development of an additional dwelling within a Flood Zone 3 which would result in an unacceptable risk to life and property from flooding. In particular it has not been demonstrated that the proposed development would be safe for the lifetime of the development or have a safe means of access and/or egress in the event of flooding. Consequently, there would be an unacceptable risk to the health and safety of the occupants in a flood event. As such, the proposal would be contrary to the provisions of the National Planning Policy Framework and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.
 - ii) The proposed development by virtue of its size, height, siting and design would result in an unacceptable overlooking form of development that would be un-neighbourly and detrimental to the amenities of the adjoining properties of 52 and 54 Alameda Road. Due to the change in levels across the site, the height of screen fencing required to provide appropriate safeguards and mitigation would be visually overbearing due to its length and height when viewed from the neighbouring properties. The proposal therefore conflicts with policy CS16 of the Havant Borough Our Ref: APP/18/01184 Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.
 - iii) In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent Special Protection Areas and so is contrary to Policy DM24 Havant Borough Local Plan (Allocations Plan) and the Conservation of Habitats and Species Regulations 2017.
- Key Changes That Have Been Made to The Initial Scheme Following Planning Refusal Are as Follows:
 - A full flood risk assessment report has been carried (please find document incorporated within planning application).
 - The proposed screen fencing has been reduced to 1.8m in height.
 - The overall height of proposed unit no.3 has been reduced in height to minimise impact on neighbouring properties.
 - Windows and doors have been repositioned so that there is no potential for overlooking from proposed unit no.3 and the adjoining properties.