



PLANNING AND **DESIGN AND ACCESS STATEMENT**

Planning permission for the change of use of the existing one bedroom annex to an independent two bedroom dwelling with associated curtilage and separate vehicular access. Retention of 35 Lovedean Lane on reduced curtilage.



SITE: 35 LOVEDEAN LANE, COWPLAIN,
WATERLOOVILLE, HANTS, PO8 8HJ

PREPARED BY:

Stephen Andrews B.A. (Hons) DipTP MRTPI
SDA Planning Ltd
Stephen.Andrews@SDAPlanning.co.uk
www.SDAPlanning.co.uk

1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement is prepared by SDA Planning Ltd on behalf of Mr Willis in support of an application for full planning permission for the change of use of the existing one bedroom annex to an independent two bedroom dwelling with associated curtilage and separate vehicular access. Retention of 35 Lovedean Lane on reduced curtilage.
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in determining the appropriateness of the development. The applicant is confident that this is the case and that planning permission should be granted subject to conditions where appropriate and necessary.

2.0 ASSESSMENT

2.1 Site Description

- The application site is located within the settlement area of Lovedean as such the principle of development is acceptable.
- 2.2 The application site is made up of the far rear garden of 35 Lovedean Lane and includes and incorporates the existing garage building with annex above. At the present time this part of the site is accessed by a long driveway that extends from the entrance of 35 Lovedean Lane, past the east elevation of the dwelling and to the far rear garden, where the annex is positioned. In-between the annex and the rear of 35 Lovedean Lane is a timber shed and double carport. These structures would be retained within the curtilage of 35, with the existing access running as far as the carport.
- 2.3 The immediate area is residential in nature and made up of a mix of housing, including one and two storey dwellings, detached, semi-detached and terraced. Recently planning permission has been granted for the redevelopment of

adjoining neighbour 33 (to the east of the site). This development has also informed the development context for this planning application.

2.4 Photographic Context



Photos 1 and 2 show the existing vehicular access for 35 Lovedean Lane, with the shed and carport to the left hand side of photo 1. The existing garage and annex is at the far end of the site with its own turning area. The annex would remain in its current form with some internal alterations and the insertion of a blank faced dormer window to the rear.



Photos 3 and 4 show the view from the annex building towards 35 Lovedean Lane and neighbouring dwellings. The development proposed would see part of the access in photo 3 re-instated to lawn, with a new access linked to the access for the recently approved development at 33 Lovedean Lane (see Other Relevant History below). The existing tree planting around the site boundaries will be retained unharmed. The existing hedge planting will also be retained with the only removal being a small section of the laurel hedge required to link into the approved access for 33 Lovedean Lane.

3.0 RELEVANT PLANNING HISTORY

- 3.1 07/53507/005 - Detached double garage and studio space within roof area.
Approved – 18/09/2007.

Planning permission implemented and subsequently used as an annex.

4.0 OTHER RELEVANT HISTORY

- 4.1 APP/17/01069 - Demolition of existing dwelling and erection of 4No. dwellinghouses, 2No. 3 bed and 2No. 4 bed with associated parking and widening of access to Lovedean Lane. Approved - 30/11/2017.

- 4.2 Figure 1 shows the approved layout of application APP/17/01069, along with the retained plot of 35 Lovedean Lane and the proposed re-development of the annex to create its own plot. Figure 1 demonstrates that the proposed change of use can be achieved with minimal change and impact. The development would utilise the access for the neighbouring development, with bin storage provided to the access front for the development at 33 Lovedean Lane. The development would also include the reduction of the existing access for 33 Lovedean Lane with the grassed area of the application site increased.

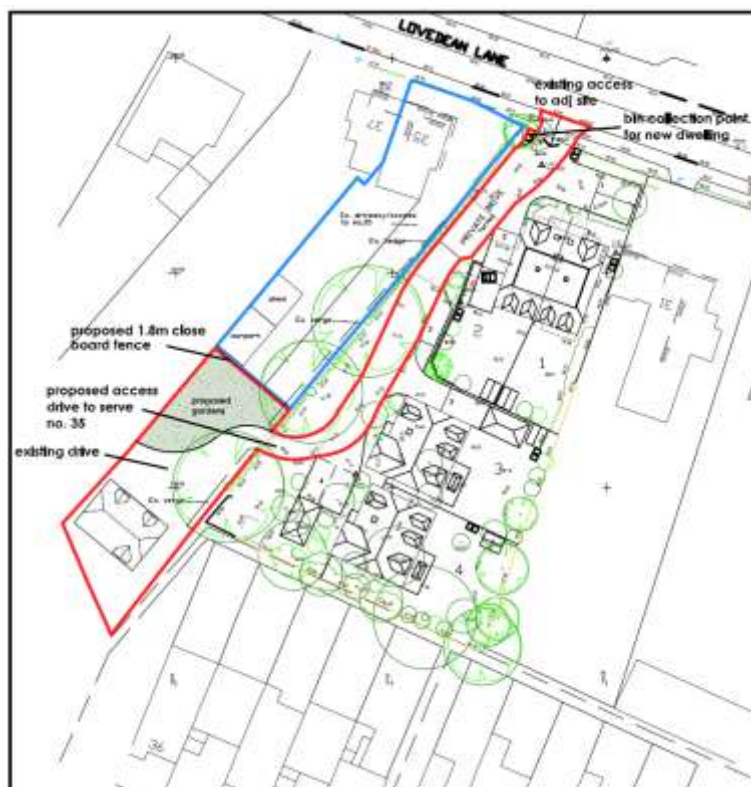


Figure 1 – Proposed Layout alongside the development approved at 33 Lovedean Lane

5.0 **PLANNING POLICY**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in determination of planning applications decisions are made in accordance with the development plan unless material considerations indicate otherwise.

5.2 **National Planning Policy Framework 2012**

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. The National Planning Policy Framework begins by identifying that:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”* (Paragraph 7, NPPF, 2012).

- 5.3 Paragraph 8 goes on to say:

“These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and

simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

5.4 Paragraph 6 makes clear that regard must be had to the document as a whole in determining what the Government’s view of sustainable development means in practice. It promotes the effective use of land through the re-use of previously developed land. Paragraph 49 states that *“housing applications should be considered in the context of the presumption in favour of sustainable development.”*

5.5 It is considered that the proposal would offer a sustainable modest development within an established residential area within the settlement boundary. Further the change of use from annexe to independent dwelling would fundamentally retain the existing building and site layout in its current form. The only external changes being the insertion of a blank dormer window to the rear, reduction of the existing access and creation of a new access link to 33 Lovedean Lane.

5.6 The development as proposed would therefore make a positive contribution to the area, whilst respecting the residential amenities of neighbouring properties and the prevailing character and appearance of the area. The development would also contribute to the supply of small family dwellings and make a more efficient use of this sustainable previously developed site.

5.7 **Havant Borough Core Strategy 2011**

The following policies of this document are considered relevant to the development proposed:

CS9 Housing: criteria 1 and 4 and supporting paragraphs 6.13, 6.23 and 6.24;

CS16 High Quality Design: criteria 1 (a), (b), (c) and (e); criteria 2 (a) and criteria 6. Regard has also been given to the supporting text with particular reference to paragraphs, 7.39, 7.42, 7.48, 7.49 and 7.50;

CS17 Concentration and Distribution of Development within the Urban Areas: criteria 1 and 2;

DM8 Conversion, Protection and Enhancement of Existing Natural Features: criteria 1 and 2;

DM13 Car and Cycle Parking on Residential Development.

5.8 Havant Borough Residential Parking and Cycle Provision SPD, 2010

The development would seek to provide one two bedroom dwelling. Having regard to the parking standards within the SPD the development proposes two on-site parking spaces for the dwelling, along with secure cycle storage within the garage. It is considered that this would be in line with adopted parking and cycle standards. In addition there would be sufficient on-site turning provided for vehicles to enter and egress in a forward gear.

5.9 Havant Borough Local Plan (Allocations), 2014

AL1 Presumption in Favour of Sustainable Development and supporting text.

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements, particularly paragraph 2.06. This policy seeks to encourage development within the defined settlement boundary.

DM24 Recreational Disturbance to Special Protected Areas (SPA's) from Residential Development, criteria (a). It is understood that the site is within the SPA the applicant is therefore prepared to pay the SDMP mitigation payment, currently set at £181 per additional dwelling, plus administration fees.

5.10 The development would be delivered with full regard to the above development plan policy framework. The proposal, through its change of use would provide one additional small family home within a sustainable part of the Borough and within the settlement boundary and on previously developed land.

6.0 PROPOSAL

6.1 Planning permission is sought for the change of use of the existing one bedroom annex to an independent two bedroom dwelling with associated curtilage and separate vehicular access. 35 Lovedean Lane would be retained on a reduced curtilage.

6.2 The development includes the provision of a rear facing blank dormer window, to provide the required head room within the kitchen area. The internal layout would also be altered to provide an additional bedroom.

6.3 The existing access would be reduced and laid to lawn to create a greater garden area for the new dwelling, with a new access link created so that the access for the new dwelling can be served via the approved access for the

recently approved development at 33 Lovedean Lane. A new boundary fence will be erected to separate the curtilages of the application site and 35 Lovedean Lane. The existing timber shed and carport, with turning area will be retained for 35 Lovedean Lane.

6.4 Other than a small break in the existing laurel hedge to create the new access all existing planting and vegetation will be retained.

6.5 **Development Objectives:**

- To provide a small family home through the re-use of an existing building.
- To provide much needed family accommodation in a sustainable location to meet social and economic objectives.
- To provide a more efficient use of the site without causing unacceptable harm to the residential amenities of neighbouring dwellings, future occupants or the character and appearance of the area.

7.0 **EVALUATION**

7.1 **Character and Appearance:**

The proposed change of use would see the existing annex building largely retained in its current form. The only external change would be the insertion of a blank faced dormer window within the rear elevation to provide the required head room within the kitchen area.

7.2 The proposed dormer would be located at the rear and as such would not alter the appearance of the building when viewed from the front. Although the rear of the building is close to the site boundary, having regard to the dense, high tree and shrub planting to the rear boundary (which is to be retained) the dormer would not offer any significant material change to the appearance of the building.

- 7.3 The only changes of note would be the reduction of part of the existing access, which would be re-laid to lawn and a break in the existing laurel hedge so that the existing access can link to the approved access of 33 Lovedean Lane.
- 7.4 Overall the development would largely preserve the character and appearance of the area as existing. Further the change of use from a one bedroom annex to a two bedroom dwelling is not considered to be significant in the level of use and activity. As such it is considered that the proposed change of use and associated works allow for an efficient and appropriate use of this previously developed site and one that would be compatible to the surrounding residential development within the immediate area.
- 7.5 Full regard has been given to the development approved and under way at 33 Lovedean Lane. It is maintained that the development proposed would suitably integrate with this new residential development and would be compatible in respect of its scale, layout and design. Further the shared access with the new development would allow for the new use to be integrated and form a physical and functional relationship with the neighbouring development.
- 7.6 **Residential Amenity**
The proposed change of use would not alter the size or scale of the existing building and would not introduce any new windows or openings. The only addition being a blank faced dormer window to allow for additional headroom within the kitchen. The proposal would therefore preserve the existing relationship with neighbouring dwellings and level of overlooking afforded within the annex building.
- 7.7 The local authority has already concluded that the relationship with the newly approved development at 33 Lovedean Lane is acceptable and the proposed change of use would not alter this position. The amenity space for the new use would be to the front, in the same location as the existing amenity space for 35 Lovedean Lane. Further the obscure angle and existing tree planting ensures that there is no direct overlooking between the existing annex and dwellings to be constructed. This is further aided by the carport for the plot 4 property.
- 7.8 It is therefore contended that the site circumstances would allow for the proposed change of use and new development in a manner that would allow

for a more efficient and effective use of this previously developed site. Further this can be achieved without materially affecting or harming the residential amenities of the neighbouring dwellings, effectively maintaining the status quo for the site.

7.9 Parking and Highway Safety

The development would seek to provide a two bedroom dwelling. Having regard to the parking standards within the Residential Parking and Cycle Provision SPD the development proposes two on-site parking spaces with secure cycle storage to be provided within the integral garage. It is considered that this would be in line with adopted parking and cycle standards.

- 7.10 The development would be accessed via the approved access for the development at 33 Lovedean Lane, with the link created at the rear between a cutting to be created through the existing laurel hedge. The retained access for 35 Lovedean Lane would then be reduced towards the rear and laid to lawn and severed from the new use by a close boarded fence. The development would still provide three on-site parking spaces with turning for the retained three bedroom dwelling of 35 Lovedean Lane, as well as parking and turning for the new two bedroom dwelling.

7.11 Tree Constraints and Landscaping

The proposal would retain the existing tree planting and landscaping, with the only cutting created through the existing laurel hedge to link with the neighbouring access.

- 7.12 It is considered that the existing landscaping around the site perimeters will help to provide an immediate landscape setting for the new dwelling and will enable its immediate landscape integration with the residential area. In addition it is considered that the existing trees can be retained without harming the residential amenity of future occupants.

DESIGN AND ACCESS CONSIDERATIONS

8.0 LAYOUT

- 8.1 The change of use proposed does not alter the existing site layout. The only notable changes would be the creation of a new curtilage for both 35 Lovedean Lane and the new residential property and the provision of a new access link to 33 Lovedean Lane.
- 8.2 It is maintained that the layout for both sites is appropriate in form and respects the prevailing character and pattern of development.

9.0 SCALE

- 9.1 The change of use does not affect the scale of the existing site, either in its built form or function. This is a significant benefit in support of the proposal.

10.0 ACCESS

- 10.1 The existing vehicular access for 35 Lovedean Lane would be retained and utilised for 35 Lovedean Lane. However the link to the existing access would be severed by the erection of a close boarded fence. Instead the new dwelling would be accessed via a link to the access allowed for the recently approved and implemented development at 33 Lovedean Lane.
- 10.2 This part of the proposal ensures suitable access for 35 Lovedean Lane and the proposed new dwelling without affecting highway safety or resulting in a further access onto Lovedean Lane. Further on-site parking and turning is provided for both the retained and proposed dwelling.

11.0 SUSTAINABILITY

- 11.1 National and local planning policies encourage new development to be sustainable. This includes matters of location, sustainable methods of construction and ecology. As a matter of principle the proposed development would be sustainable, because it would utilise an existing site and building within an established residential area within the settlement boundary. The

development therefore provides a sustainable form of dwelling through the appropriate re-use of an existing building. The proposal is therefore considered to more than satisfy the sustainability requirements for this form of development.

12.0 CONCLUSION

12.1 Having regard to relevant development plan policy it is contended that the proposed development would represent an efficient use of a previously developed site, in a sustainable location and in a sustainable form, whilst paying due regard to existing development densities, prevailing character, residential amenity and highway safety.

12.2 It is considered that the development has had full regard to the character of the area and relationship it would have with existing neighbours, through the design and layout proposed.

12.3 Having regard to the submission and supporting evidence provided the Council is therefore respectfully requested to approve this planning application.