

Land Adjacent to 11 Warblington Road, Emsworth
Planning Statement for new detached family home

Our client is the sole owner of the existing plot at number 11 Warblington Road, after the passing of his father he is seeking formal planning permission to split the plot and create a new family home for himself as an in-fill development in the oversized and underused garden space to the east of the site. The client is seeking this permission for this new build as the existing house does not fulfill his needs or wants. The applicant grew up in Emsworth and is extremely keen to move back into the area with his family, ensuing the approval of this planning application.

Following a refusal at the site with APP/17/01089 this application is a free resubmission taking on board comments from the planner's report.

The areas for concern we had to address were;

1. The principle of development
2. The impact on the character and appearance of the area
3. The impact on neighbours' residential amenities
4. Highway Requirements
5. Arboricultural matters
6. Drainage and flood risk
7. Ecology
8. Developer Contributions/Community Infrastructure Levy

Contents:

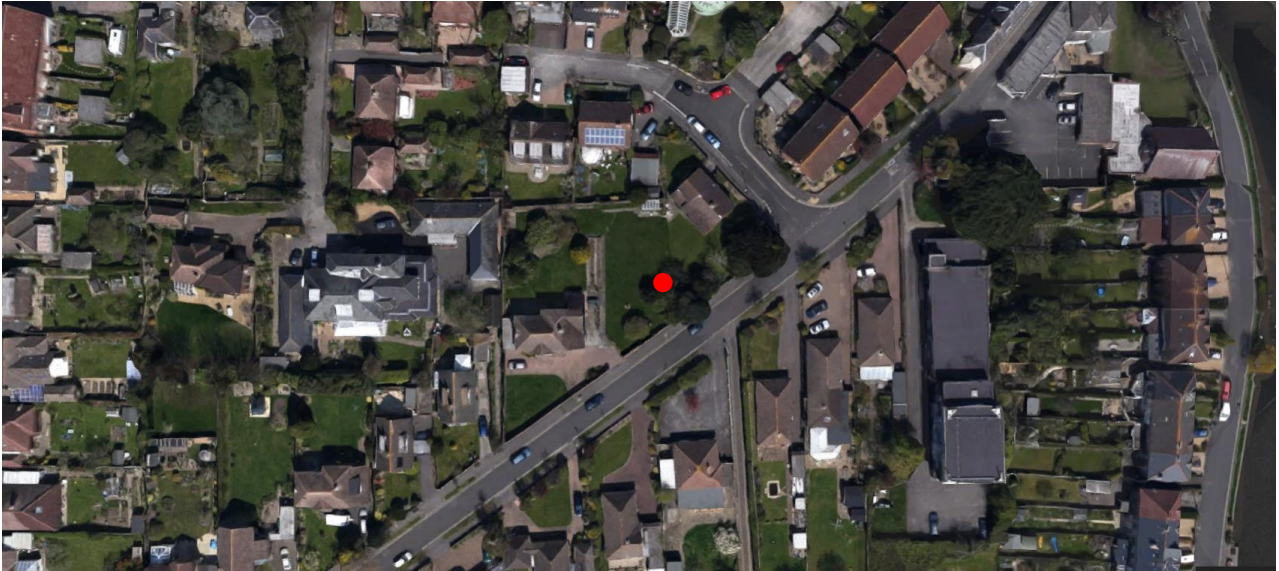
2. Existing Site
3. Highways
4. Flood Risk Assessment
5. Proposals
6. Environmental
 - Materials
 - Amenity
 - Surfaces
 - Ecology
 - Trees
 - Soft Landscaping & Gardens
 - CIL
8. Additional Photos

Existing Site

Warblington Road in Emsworth is in the South East region of England. The postcode is within the Emsworth ward/electoral division, which is in the constituency of Havant.

The existing site at 11 Warblington Road is a large 2 storey detached dwelling, it has varying roof forms of brown concrete tile and is predominantly brick with elements of tile hanging. It is positioned to the western side a substantial size plot, orientated as southern facing.

Our client owns the site and is seeking permission to erect a detached 3-bedroom house, with off road parking and a garage. The proposal would see the existing plot split at the centre running north to south, maintaining side access to the rear of both properties and entering/exiting of site preserved from Warblington Road in a forward gear.



Highways

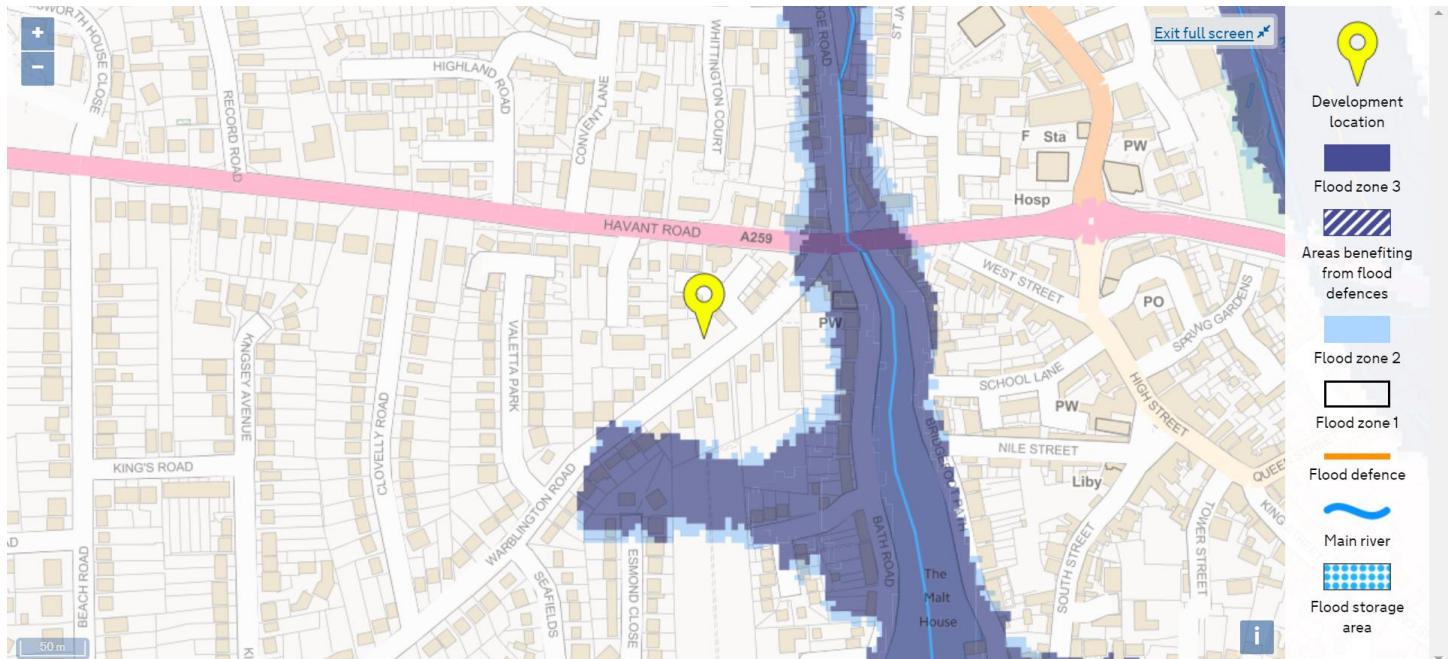
The surrounding area is largely double yellow lines with street parking available as you travel further south east into Warblington Road. The existing property on the site provides off-street parking by way of driveway and 2 garages accessed via a drop curb to the south of the site. Through the development new off-road parking will be established for x2 cars with one space towards the front entrance and 1 further space within the large garage, as detailed on the plans attached to this application.

As detailed on the site plan vehicles will have the ability to use a turning area to provide access onto the highway in a forward gear if necessary.

Flood Risk Assessment

The existing site is outside of the Environment Agency's flood risk areas for flooding by rivers, surface water and reservoirs and is within flood zone 1 – see image below. There is also no risk of increased surface runoff to the highway as we will be implementing a slot drain and soakaway system.

The existing percentage of soft landscaping on-site will be reduced through the proposal; however, the works will provide the opportunity to mitigate the gain in hard surfacing with suitable soakaways.



Proposals

The proposal is for the erection of a new 3 bed family home with associated hard/soft landscaping and parking. At ground floor will be the formal entrance into a large hall off of which is a shower/wc, lounge, open plan kitchen and diner which leads through to the utility room and further onto the garage. Off of the ground floor hall is access up to first floor. At first floor there are 3 double bedrooms and a shared bathroom.

With this application we have amended the scheme after the previous refusal, these include;

- Lowered the eaves height by 1250mm
- Lowered the overall ridge height by 1450mm
- Reduced the number of bedrooms
- Reduced the overall massing and bulk as per the officer's comments for refusal

Through these changes and the specification of materials to match the local context we feel that Policy CS16 for high quality design has been achieved.

The spatial distribution and orientation of the proposed house within the site, makes the most effective use of the land whilst prioritising previously underused land within the plot of no.11 to concentrate the space for new housing as per Policy CS17. Through maintaining this policy, we have also been able to meet the requirements of AL2 as we have helped to define the separate identities of the individual settlements either side by having a fairly straight split of the original plot from north to south. This, we feel, produces a positive relationship between the existing buildings, plot and owing to its set back nature, the street.

The roof form has been influenced by the varying styles found in the local context around the site, there are elements of gables (much like no.11 and no.10 Warblington Road), hipped roofs much like the majority of bungalows in the area and the use of dormer windows that can be seen at number 3 Kinnell Close.

The scheme benefits from adhering to the Technical housing standards – nationally described space standards for each room and exceeds the space standards for a 5-bed family home.

As set out within CS16 and the building regulations for new build dwellings, consideration to meet requirements for the inclusivity of those with disabilities will be met fully.

Havant Borough Council acknowledges that backland and infill developments have a role to play in delivering the council's housing and development targets, with this scheme helping to contribute to achieving the net total of 6,300 new dwellings between 2006-2026. We also feel this development achieves the right density of development for the site and the local area and its amenity in line with Policy CS9.

We feel that the proposal of this infill site does not have an adverse effect on neighbouring properties, maintains and enhances the existing character and quality of the existing area and would create a pleasant and attractive place to live.

This Infill development has looked to the immediate site context for reference and has tried as much as possible to respect the layout and character of the surrounding area, looking to the immediate neighbouring properties for influence.

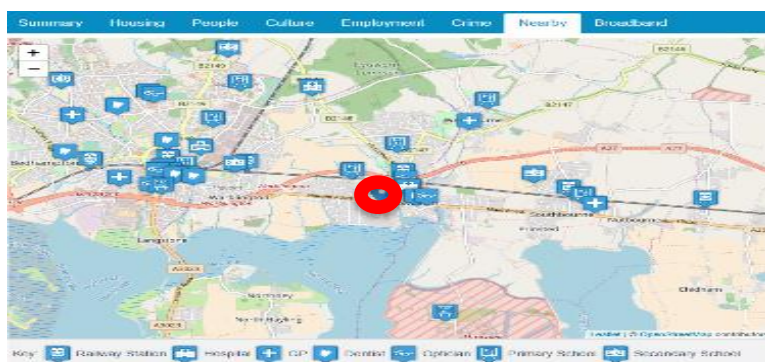
Environmental

To fall in line with Policy AL1 the new-build dwellings will be constructed to exceed the current target U-values as set out in Part L of the building regulations. We will also be utilising soakaways for rainwater runoff which will coincide with grey water harvesting, solar panels and solar water heating units to the roof and an electrical charging unit within the garage for electric cars. There will also be a heat recovery air handling unit proposed as well.

Materials

The palette of materials will be chosen to mimic, as much as possible, the neighboring properties at 11 and 10 Warblington Road and by way of facing brickwork, roof styles and fenestration. The colour of brickwork at number 3 Kinnell Close will be matched for the proposed plinth detail colour. We will also be proposing a portion of tile hanging at high level on the dormers.

Amenity



As can be seen there are many primary and secondary schools within the local area as well as links to local and national transport. Nearby are local shopping high streets as well as large retailers and hospitals, doctors and opticians. The application site is identified by the centre of the red dot.

Surfaces

The flood risk maps above suggest that drainage from surface water is not an issue in the area however the existing hard surface percentage of the site will be increased through this proposal. With this in mind, suitable soakaways will be included with the works to take the surface water from the new-build. The driveway to the frontage will be constructed using permeable materials to allow for drainage and eliminate surface water run-off. It is proposed that the majority of the garden space will remain as soft landscaping with a portion of patio/pavers to the rear, side and front to allow access around the site.

Ecology

It is understood that, with this full application, an SDMP contribution of £181 per new dwelling will be required before the decision is issued. This contribution will follow the application shortly.

Trees

There are no trees on the application site that are notifiable, although there is a TPO on the tree adjacent to the proposal site in the plot of number 9 Warblington Road. We feel there is no issue here although a projection zone will be established prior to any works commencing on site in line with any arboricultural requirements from the council, if it is deemed necessary for this proposal.

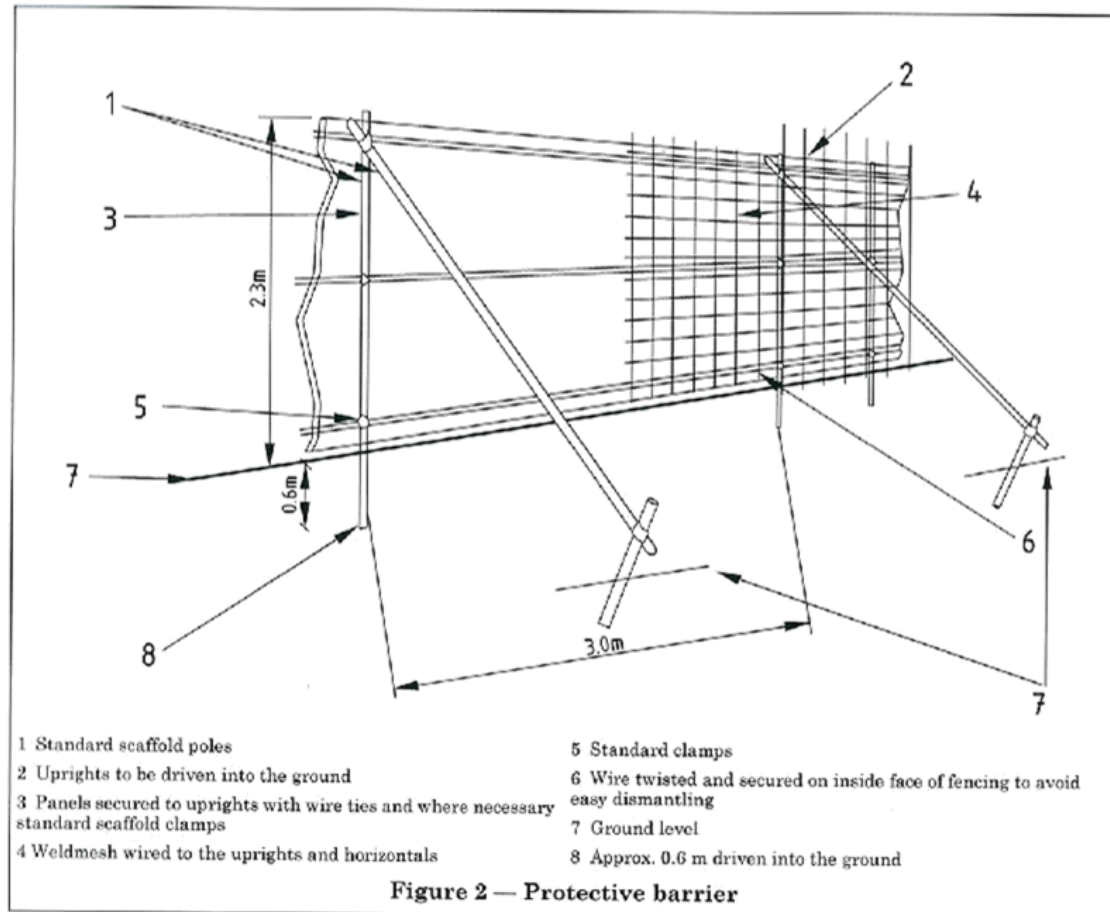
Please see following page for example detail of tree route projection detail.

9.3 Ground protection

9.3.1 Where it has been agreed during the design stage, and shown on the tree protection plan, that vehicular or pedestrian access for the construction operation may take place within the root protection area (RPA), the possible effects of construction activity should be addressed by a combination of barriers and ground protection. The position of the barrier may be shown within the RPA at the edge of the agreed working zone but the soil structure beyond the barrier to the edge of the RPA should be protected with ground protection.

9.3.2 For pedestrian movements within the RPA the installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile, or supported by scaffold, may be acceptable (see Figure 3).

9.3.3 For wheeled or tracked construction traffic movements within the RPA the ground protection should be designed by an engineer to accommodate the likely loading and may involve the use of proprietary systems or reinforced concrete slabs (see 11.8 and 11.9).



Soft Landscaping & Gardens

The existing site is laid to lawn. As mentioned above, the proposed gardens will remain mostly as soft landscaping.

CIL (Community Infrastructure Levy)

It is understood that the development will be CIL liable. It is understood that the development would be chargeable at a rate of £100/sqm. The CIL liability forms required will accompany this application.

Additional photos



Rear view of 9 Warblington Road from application site.



Rear view of 3 Kinnell Close from application site.



View of existing entrance to 11 Warblington Road to be utilized as new build entrance.



View of 11 Warblington Road.

Kind Regards,

Tom Peters

K^{NIGHT}
A^{ARCHITECTURAL}
D^{ESIGN}