

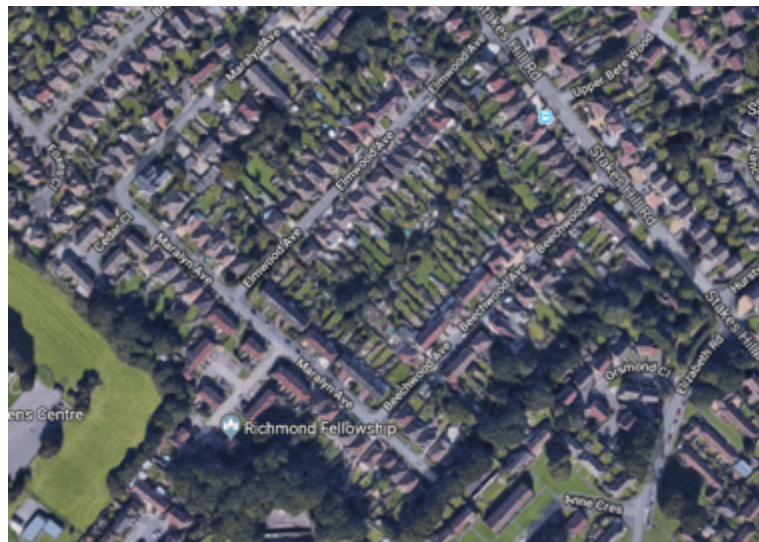
Statement of Case for:

Site Address: 42 Maralyn Avenue,
Waterlooville, PO7 7LP

Applicant: Mr J Pollard

LPA Reference: APP/17/01140

Date: 5th June 2018



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The Site and Surroundings



The site is adjacent to No. 42 Maralyn Avenue which is at the end of a terrace of six two storey houses. No. 42 has brick elevations at ground floor level and pebble dash elevations above under a tile roof. The other properties in the terrace have a mix of rendered and tile hung elevations at first floor level and brickwork to ground floor levels all have tile roofs. Two of the properties have front projecting ground floor porches.

The site is a corner plot having return frontage onto Elmwood Avenue.

The property has a reasonable sized front garden, an area to the side which will comprise the plot and a good sized enclosed rear garden.

Maralyn Avenue comprises a mix of two storey terraced housing and between the wars built bungalows. Opposite the site is a more modern development also of two storey terraced housing with plain brick elevations under tiled roofs.



The site is in a highly accessible and sustainable location within short walking distance of schools for all ages. There are good bus links to Portsmouth City Centre and surrounding areas.

Waterlooville Town Centre with its local shopping facilities is about $\frac{1}{2}$ a mile distant and there are retail parks about $\frac{3}{4}$ of a mile distant.

Proposal

Is for the erection of a 1 No. two bed end of terrace dwelling.

The application followed a pre-app submission. The response to which is copied in the appendix to this statement. Although the officer's view in the pre-app response was against a new dwelling being accommodated on the site it stated that there is scope to extend the existing dwelling with a two storey extension to the side.

This seems rather inconsistent with regard to the decision for the new dwelling as normal guidelines for a two storey side extension would be that it should be set back at the front of the host dwelling and the roof line should step down. This is exactly how the proposed new house has been designed and therefore in an area where the principle of development is acceptable it is considered that this proposal should be acceptable.

Reasons for Refusal



The local planning authority have given the following reasons for refusal and I would like to comment upon these as follows.

The proposed dwelling would by reason of its size, design and prominent siting be harmful to the existing character and appearance of the area conflicting with the established pattern of development and spatial characteristics and setting of the streetscene of both Maralyn Avenue and Elmwood Avenue. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

The proposal to add a house onto the end of the existing terrace and would reflect and continue the existing pattern of development as the existing terrace has roof lines that are stepped and two of the properties have projecting ground floor front porches.

Terrace dwellings are a prominent part of the development pattern in Maralyn Avenue including more modern development of terrace housing opposite the site.

The area has no particular local distinctiveness in terms of architectural detailing or character.

Materials in the area are generally brickwork and rendering with plain tile roofs and this is reflected with the materials proposed for the new property.

It is considered that the proposal respects the pattern of development in the area and will therefore blend in well with the existing street scene.



Whilst it is appreciated that the proposal will enclose most of the gap provided by this corner plot this would not be out of character for the area as terraced housing close to the corners of Maralyn Avenue and Boxwood Close and Maralyn Avenue and Beechwood Avenue already exists as illustrated in the Google photographs contained in the appendix to this statement.

A one metre gap will be left between the side wall of the new property and the Elmwood Avenue boundary.

There was only one neighbour objection letter to the application and this related to drainage which is not a planning matter and car parking and in response to this the officer's delegated report confirms that the two spaces shown on the block plan are for the new dwelling in addition to the existing on site parking for No. 42.

There have been no objections subject to conditions from the Highways Department.

With regard to neighbour amenity the officer's delegated report stated as follows.

"The application site is situated at the end of a row of terraced properties with a fairly regular building line, although there is a slight decline in the road away from the application site. The

ridge of the new dwelling would be slightly lower than that of the attached property at No 42 Maralyn Avenue and Whilst there is a front porch and canopy to the new dwelling, it has a modest depth of 1 metre and is unlikely to have a harmful impact on the neighbouring property.

There is one first floor side window which is to serve a shower room and there is a distance in excess of 15 metres between this elevation and the side elevation of the neighbouring property at 44 Maralyn Avenue. It is therefore considered that this would not have an adverse effect on this property. west would have an outlook of a blank brick wall and although there are no windows in the western elevation of the proposal, the development is considered to be a sufficient distance away from these properties for any impact to be nominal.

The property at 37 Elmwood Avenue is approximately 30 metres away and any perception of overlooking of the front garden and parking area of this property is considered to be limited and acceptable.”

The proposal will add well to the housing stock in the area by providing a new two bedroom house suitable for a young family.

The property will have good private garden and amenity space with adequate garden and amenity space left for No. 42.

Both properties will have off road car parking spaces.

The proposal will optimise the development potential of the site in accordance with Paragraph 58 of the National Planning

Policy Framework guidelines, which states that planning decisions should aim to ensure that developments optimise the potential of the site to accommodate development.



Paragraph 50 of the NPPF states that local authorities should plan for a mix of housing and significantly boost housing supply.

The government released draft revisions to the National Planning Policy Framework (NPPF) on Monday 5th March. These include: A clear acknowledgment that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites “local planning authorities should ensure that at least 20% of the sites identified for housing in their plans are of half a hectare or less”.

Planning Policies

Local Planning Policies

The council have stated that the proposal is considered to be contrary to Policy CS16 of the Havant Borough Core Strategy and the Havant Borough Design Guide SPD. I would therefore like to comment upon these policies as follows.

Policy CS16: High Quality Design

This policy states that design should respond positively to existing features of local character and local landscape. and use

the characteristics of the locality for the design of new development including heights, massing, existing building lines and materials.



The policy also states that development should not cause unacceptable harm to the amenity of neighbours.

The design conforms to the existing pattern of development of the adjacent terrace and of the wider Maralyn Avenue street scene.

Proposed materials which are a mix of render and brick elevations under a plain tile roof reflect the materials most commonly used in the locality.

There is no particular architectural style or local distinctiveness within the existing street scene.

The proposal will not harm the local environment or the existing biodiversity of the site.

The planning officer's delegated report confirms that there will be no loss of amenity or privacy to neighbouring properties.

The siting of the proposed new dwelling means that there will be no loss of sunlight, daylight or overshadowing to any adjacent properties.

Havant Borough Design Guide SPD

The materials are considered to be in context with the property's siting adjacent to an existing terrace which has a mix of similar materials as proposed.

With regard to sustainability energy and water saving measures will be incorporated in the design and I will go into sustainability measures in more detail under the National Planning Policy Framework heading.

With regard to height and massing the ridge height of the proposed new dwelling will be stepped down slightly from the host property. A feature of this terrace is that they have stepped roof lines.

With regard to massing the footprint and volume of the property will be smaller than those of the adjacent terrace.

As previously stated the proposal respects the existing pattern of development.

Paragraph 4.38 of the guide states that the council also actively seek to achieve the government development targets on previously developed and to bring vacant and underused land and buildings back into beneficial use, prioritising urban areas through the Core Strategy.

No. 42 occupies what is effectively a double plot providing the opportunity for an additional small housing unit in an existing

and sustainable urban area where the principle of development is acceptable.

The National Planning Policy Framework

In their decision notice the local planning authority refer to the application being contrary to the NPPF, but they have not stated what particular policies they consider the application to be contrary to.

I therefore set out below what I consider to be the NPPF policies relevant to this application.

Achieving Sustainable Development

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.*

Economically the development will add vitality to the local community and economy.

The Local Authority will benefit from the Government's new homes bonus and CIL.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers. In the longer term the development could also support the local economy in terms of the use of local shops, services and facilities and potentially result in a level of new investment in the locality.

It will add well to the housing mix in the area and paragraph 50 of the NPPF states that Local Authorities should plan for a mix of housing within communities.

There will be no adverse effect upon the local environment or the biodiversity of the site.

The site is open and therefore there will be no demolition works involved.

Also, there will be no major excavation works and site waste will be managed and kept to a minimum.

Water and energy saving measures will be incorporated in the build.

Section 4: Sustainable Transport

The site is situated in a highly sustainable and accessible location within walking distance of shopping, schooling and medical facilities. There are good local bus services linking to the city centre and surrounding areas.

Easy access will be provided for pedestrians approaching the front entrance of the property, where a level threshold will allow ease of access for occupiers or visitors with mobility difficulties.

I copy below an extract from the Planning Officer's Delegated Report relating to highway and transport issues.

"The Highway Authority has no adverse comment on this application subject to a condition requiring a dropped kerb vehicular crossing for the new parking space. Also an informative should be attached to any approval pointing out the need for the Highways Authority permission for works to the highway."

Paragraph 17 states that planning should:

- *Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

It is considered that the proposal will offer a good standard of accommodation with good levels of sunlight, daylight and outlook for the occupiers.

Good sized gardens front and rear will be provided with the new dwelling which will also have two off road car parking spaces.

Section 6: Delivering a Wide Choice of High Quality Homes

Paragraph 49 states housing applications should be considered in the context of the presumption in favour of sustainable development.

The proposal is considered to be sustainable development in accordance with the aims of the NPPF.

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including buildings, public and private spaces and wider area development schemes.



Paragraph 58 states decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- Optimise the potential of the site to accommodate development;*
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- Are visually attractive as a result of good architecture and appropriate landscaping.*

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the

development creating attractive and comfortable places to live.

They also emphasise the importance of sustainable development.

The proposal is for a modest sized additional housing unit with accommodate suitable for a young family. It will therefore provide an affordable open market home in a sustainable area where there is a high demand for this type of accommodation.

A feature of Maralyn Avenue is a number of terraces of two storey houses including a modern development opposite the site. This proposal continues that pattern of development by adding an additional house to the existing terrace of traditional design and materials that will blend in well with the Maralyn Avenue street scene.

Its size and scale mean that it will appear subservient to the host property and not dominant within the street scene. It optimises the sites potential to provide development with a good standard of outdoor amenity space provided with both the new property and No. 42.

It will integrate well within the existing terrace in terms of roof form and general design including window styles.

Its design has been arrived at within the context of its location within a road where there is predominance of two storey terraced housing.

The proposal is considered to be sustainable development and sustainable measures will include:

- ✓ A+ rated heating system with low omissions.
- ✓ A+ rated white goods.
- ✓ Energy efficient internal and external lighting.
- ✓ Dual or low flush WC cisterns.
- ✓ Site waste will be kept to a minimum and properly managed.
- ✓ There will be no demolition or large scale excavation.
- ✓ Materials will be sourced locally from sustainable sources where possible.
- ✓ The proposal will benefit the local economy and will not adversely affect the local environment.
- ✓ The property is in a highly accessible and sustainable location within easy reach of all local amenities with good transport links close by.
- ✓ There will be no adverse effect upon the local environment. No trees, landscape features or wildlife habitats will be harmed by the development which will maintain the existing biodiversity of the site.

Conclusion

I set out below a summary of the appellant's grounds of appeal and rebuttal of the council's reasons for refusal.

- ✓ The proposal is considered compliant with relevant local and national planning policies.
- ✓ It is considered to be sustainable development in terms of location, transport, construction, the local environment and local economy.

✓ The officer's delegated report confirms that there will be no adverse effect upon residential amenity.

✓ The design reflects the existing pattern of development within Maralyn Avenue.

✓ Adequate garden and amenity space is provided to both the new property and No. 42.

✓ Off road car parking spaces are provided to both the new property and No. 42.

✓ The Highways Department have no objection to the development subject to conditions.

✓ The layout provides a good standard of accommodation with good levels of sunlight, daylight, outlook and ventilation to all main rooms.

✓ It will add well to the mix of housing stock in the area.

✓ Whilst the local authority can currently show a satisfactory five-year housing land supply as required in the NPPF this will only be achievable by the inclusion of a number of unidentified windfall sites in existing built up areas such as with this proposal.

✓ The only neighbour objection letter related to drainage and car parking.

✓ The council's pre-app advice stated that a two storey side extension could be acceptable and whilst the proposal is for a new dwelling the design being set back off the front building line with a ridge height set down from the host property's ridge height means that the development is in the same form that a two storey extension would be.

I would respectfully ask the Inspector to allow the appeal.