

Planning, design and access statement.

**101 Saint Albans Road, Havant,
PO9 2JS.**

**Erection of 1no. dwelling and
associated works.**



The site

Sited on the west side of St. Albans Road, the application property is a two storey end of terrace dwelling with parking with associated land to the side (east) and rear. The terrace is of brick construction with a tiled roof.

Beyond the cartilage to the east is an area of amenity grass which is replicated along St. Albans Road on the west side and forms part of the character of the locality.

The proposal

This application seeks the erection of a one bedroom, two storey, end of terrace dwelling on the east side of 101 St Albans Road. The property would have the same eaves and ridge height of the terrace to which it would relate. The front and rear elevations would also be the same depth as the existing terrace. A rear garden would be provided with independent access. The front, principal access to the property would be front the north elevation.

The proposal would be build of similar materials in type and colour to the existing terrace which is brick with a tile roof.

Relevant Policy

Havant Borough Local Plan (Core Strategy) March 2011

CS9 (Housing)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Principle of development

As the application site is situated within the urban area boundary, as defined by the proposals map, the development is considered acceptable subject to compliance with the development plan, unless material considerations dictate otherwise.

There are examples of two storey side extensions in the locality:

- Farrington Road
- 140 St. Albans Road - creation of new dwelling. APP/12/00726

Design

The proposed dwelling is the same depth as the existing terrace and would continue the established eaves and ridge height. No other projections are proposed and the proposal would appear as a natural addition to the terrace, reinforcing the character of the locality. The fenestration would also be commensurate with the existing terrace. It is not

considered an addition with a subservient appearance through a reduced ridge height and a front and rear elevation set back from the main terrace would be appropriate in this instance.

The rear garden would be 4.5m long but it is considered this is acceptable and commensurate with the one bed nature of the property with an area of around 16m². The rear garden would have its own rear access and it is considered that the garden could be retained in its proposed size through the removal of permitted development rights relating to rear extensions though a suitably worded planning condition.

As a result of the proposal the length of the rear garden of number 101 would remain as existing and would be the width of the plot, commensurate with most other rear gardens in the locality; it is not considered this would have a harmful impact on the occupiers of number 101.

The proposal would make most effective and efficient use of available land contribute to the aims and objectives of Policies CS9 and CS17.

Parking

A one bedroom dwelling requires 0.9 unallocated parking spaces, as outlined within the Havant Parking SPD. To the north of the property is a parking bay comprising about 20 unallocated spaces. In addition, to the south is a large unallocated parking bay for about 15 cars. There are no parking restrictions on the local highway network immediately surrounding the site.

Given the sustainable location of the application site within walking distance to the railway station and bus stops it is considered there is sufficient parking in the vicinity that would not be to the detriment of highway or pedestrian safety.

Cycle storage can be accommodated within the rear garden and a suitably worded planning condition could be used to secure the design and provision of such facilities.

It is considered the proposal is acceptable, in accordance with Policy DM13.

Amenity

Given the location of the addition on the east elevation and the proximity to other dwellings and it is sited on the north site of the dwellings to the south, it is not considered there would be any harmful impact in terms of loss of light, outlook or privacy.

The existing first floor window in the side elevation of 101 St. Albans Road serves a landing and as such, the removal of this window would not have a harmful impact on the living conditions of the occupiers of this property.

Impact on the streetscene

The proposed dwelling would sit comfortably with the existing terrace which is replicated throughout the locality. As such the built form would remain consistent with the established character of the locality. The application site is on a bend and near to the

junction with Farrington Road with the street opening up considerably in this location meaning the additional built form would not be considered oppressive in this instance.

The proposal would not encroach onto the area of amenity space to the east of the application site. Although the east flank elevation of the terrace would move closer to this amenity space it is not considered to be harmful and the form and function of this space to create a buffer between the road and the built form would remain.

It is, therefore, considered that the proposal would not have a harmful impact on the visual amenity of the streetscene.

Habitats Regulation Assessment

As the site lies within 5.6km of the Chichester and Langstone Harbour SPA (Special Protection Area). The additional dwelling will, in combination with other residential development, is likely to have a significant effect on the Chichester and Langstone SPA. A Solent Recreation Mitigation Strategy has been produced and the applicant is willing to enter into a suitable agreement to secure the payment of a contribution to mitigate the impacts of this proposed development, if considered acceptable. As such, the proposal would accord with Policy DM24 of the HBLP (Allocations) July 2014.

Conclusion

The proposal would provide an additional windfall dwelling towards the Council's five year land supply. The additional dwelling would provide one bedroom which would offer a smaller, more affordable, unit in this sustainable location - coinciding with the aims and objectives of Havant Borough Council. The proposal in this sustainable location would be an efficient useful land that would not have a harmful impact on nearby occupiers or on the visual amenities of the streetscene and as such, on balance, it is considered acceptable.