

DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

MR & MRS H POLLARD

PROPOSED CONSTRUCTION OF A 4 BEDROOM DWELLING WITH DOUBLE BAY GARAGE

SITE: LAND ADJ 2 SHAWFIELD ROAD
HAVANT
HAMPSHIRE
PO9 2SY

DRAWING NOS.

PROPOSED DWELLING FLOOR PLANS, ELEVATIONS & ROOF PLAN (X01 REV A)
PROPOSED DWELLING SITE SECTIONS (SS01)
PROPOSED DWELLING OUTLINE SECTIONS (05)
PROPOSED GARAGE FLOORPLANS & ELEVATIONS (G01 REV A)
PROPOSED SITE PLAN (SP02 REV C)
EXISTING SITE PLAN (SP01 REV A)
LOCATION PLAN

INTRODUCTION

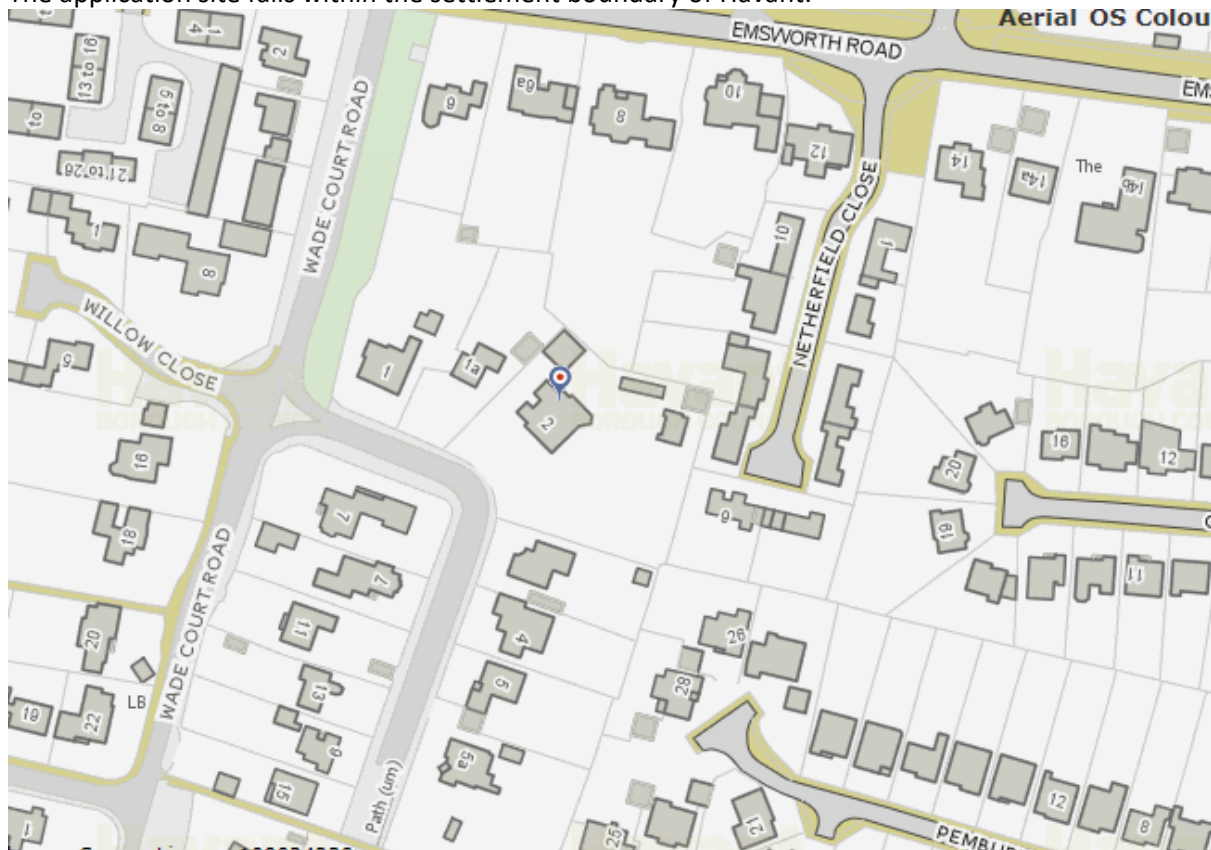
This Design & Access statement has been compiled to support the detailed planning application for the construction of a new dwelling and detached garage.

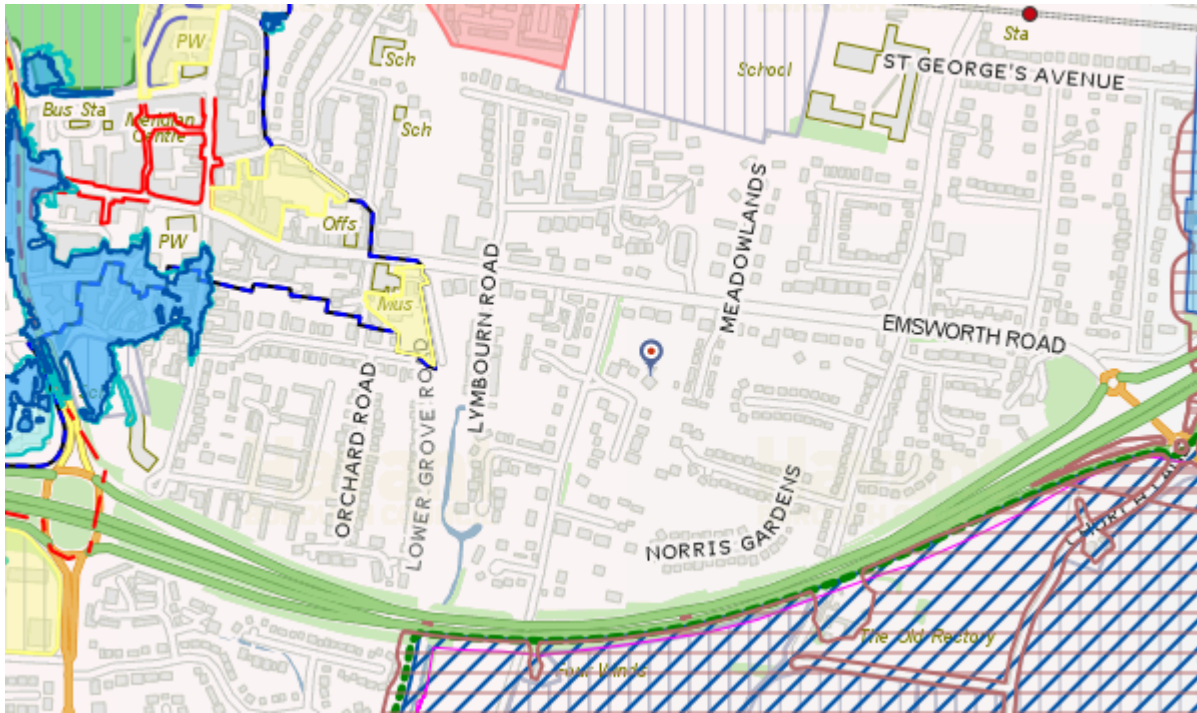
The statement will briefly analyse the characteristics of the site and the surrounding area.

ANALYSIS OF SURROUNDING AREA

The site is approximately 0.12ha located on the North East corner of Shawfield Road adjacent to No. 2 Shawfield Road.

The application site falls within the settlement boundary of Havant:





The site lies within flood zone 1.

Buildings within the Local area have a mix of heights and architectural styles, detailing and external materials.

There are local examples of modern architecture in the area, the below montage shows some examples:





Another characteristic of the area is the mix of external materials including brick, render and timber cladding.

Recent planning approvals for additional dwellings in the local area include:

APP/15/01147 | Reserved Matters application for the erection of 1No. two storey dwelling for access, appearance, landscaping, layout and scale following Outline Permission APP/13/00039 together with Discharge of Conditions 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 relating to the outline permission. | 7 North Close, Havant, PO9 2TE

APP/13/00039 | Outline Application for erection of 1No. two storey dwelling with all matters reserved. | 7 North Close, Havant, PO9 2TE

08/50880/007 | Erection of 1No. 5 bed dwelling with detached garage and new access onto Wade Court Road. | 6 Shawfield Road, Havant, PO9 2SY

00/50053/006 | Erection of 5 detached dwellinghouses each with a detached double garage, plus associated provision for site access, boundary treatment and landscaping (including removal of a Yew tree subject to TPO 1337) | 21-24 Pembury Road, Havant, PO9 2TS

The application site backs on to Netherfield Close – an area of higher density development.

THE SITE

The application site is the residential garden of No. 2 Shawfield Road, the area occupied by the plot is significantly larger than others in the locality and can be described as spacious. The retained property '2 Shawfield Road' is a traditional style 2 storey dwelling with its own access and garage that will be unaffected by the proposed development. The application site houses a green house, summer house, swimming pool and pool house. The proposed development will include the demolition of the existing pool and pool house with the greenhouse and summer house to be retained.

Relevant Planning history includes:

88/50045/1 | Detached four bedroom house and garage (as amended by plans received 6.6.88) - Refused

88/50045/2 | Outline application for detached three bedroom chalet bungalow and garage - Refused

26119/4 | Swimming pool, post house and rebuilding of garden store (as supplemented by letter dated 19.8.83) – Permitted

Access to the site is via Shawfield Road – an unadopted Road.

CONSULTATION

We have engaged with the planning authorities from an early stage of the project via Pre application advice and a meeting was held with Mr D Eaves on the 31st May 2018 REF: GEN/18/00480 to discuss the proposed development. In summary the comments received were:

- Principle of a single residential development acceptable
- Design requires justification
- Concern relating to impact on adjacent properties
- Ecological impacts require assessment

PROPOSAL

Construction of a 4 Bedroom Dwelling and detached double garage.

The proposal includes the subdivision of the plot providing 2 generous sized plots comparable to others in the local area and the formation of a new access and driveway.

DESIGN

Use

The site forms part of the residential curtilage to Bulls Eye Cottage, housing buildings used in relation to domestic use.

The plot falls within the built up area of Havant, so deemed acceptable for residential development.

Amount

The proposal is for one 4 bedroom dwelling with detached double garage. The accommodation will comprise of:

Ground Floor:

- Entrance hall leading to Study, Shower room, Living Room and Kitchen/Diner leading to a Utility room

First Floor:

- Accommodates 4 Bedrooms and 3 bathrooms

Garage:

- Accommodates sufficient parking for 2 vehicles, 4 bicycles and a charging point for electrical vehicles

The total footprint of the dwelling proposed is 147.5sqm, with a double garage of 42sqm gives a total 189.5sqm on a site area of approximately 1,310sqm. The retained dwelling at No. 2 will occupy a plot of approximately 1,330sqm.

The garden sizes both for the proposed new dwelling and the garden to be retained by No. 2 Shawfield Road will of good size and comparable to the size of other gardens locally.

Scale

As can be seen from the elevations the proposed new dwelling is a 1 ½ storey dwelling on an L shape, the roof has a 25 Degree roof pitch which helps to keep the roof pitch low.

The proposed ridge height of 7.846m is respectful to the heights of the surrounding properties, the existing dwelling of 2 Shawfield Road is 10.48m, 7 Netherfield Close is 7.0m.

The compact footprint allows for good utilisation of space allowing a generous garden size comparable to the local areas.

Layout

The layout of the proposed accommodation has been arrived at taking into consideration the residential amenity of adjoining properties. First Floor windows face North and South to prevent overlooking to West and East.

The proposed new dwelling has been strategically placed on the plot to avoid impact on neighbours and the existing dwelling in accordance with the Havant Borough Councils Design Guidance.

The positioning of the new garage in the South East plot has been discussed with the neighbour at the No. 3 Shawfield Road, they are comfortable with the positioning as it will be adjacent to their summer house and therefore provide screening between gardens.



Photo of No. 3 Shawfield Road.

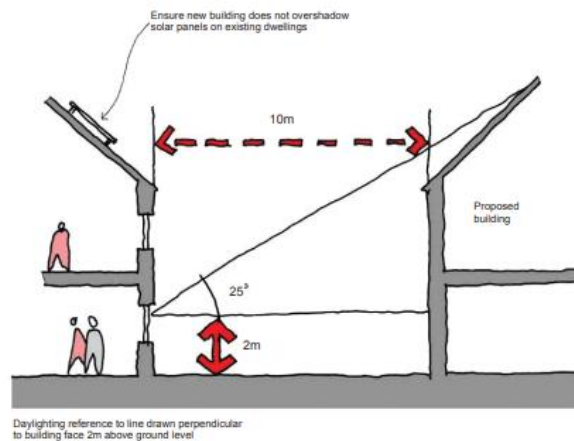
The positioning of the dwelling allows the use of the space to the North and South of the proposed dwelling for private amenity space.

Impact on neighbours

A great deal of thought and consideration has been taken to comply with the Havant Design guidance to minimise impact on neighbouring properties. I will review each of the properties individually

7 Netherfield Close

- 7 Netherfield Close does not achieve the 10m rear garden space as required by the current design guidance.
- **Garden length should normally allow 10 metres between the dwelling and the boundary.**
 - The separation distance between the new dwelling and 7 Netherfield Close is confirmed as being 10m on the site plan and sections.
- **Where a dwelling faces a blank gable, 10 metres separation distance is required**
 - The proposed Site Section SS01 confirms compliance with the above requirement for Daylight at 7 Netherfield Close.



- The layout of the proposed dwelling reduces impact from arrangement of windows, the East facing elevation of the proposed has 2 Velux roof lights that face 7 Netherfield Close, these roof lights serve bathrooms and will be obscure glazed. The layout of 7 Netherfield Close confirms there will be no face to face windows at 1st floor level, the West facing windows of 7 Netherfield Close are:
 - 1) Velux to Bedroom 4
 - 2) 2 Windows to Landing/Stairs (non habitable)
 - 3) Window to Family Bathroom
 - 4) Velux to Ensuite



8 Netherfield Close

- As indicated on the site plan the proposed dwelling will achieve 10m distance from the rear wall to the boundary – complying with the requirement of achieving a 10m rear garden.
- The existing hedge and summer house will be retained to reduce overlooking, the below photo was taken from site showing the view from the 1st floor height to the North



2 Shawfield Road

- The proposed layouts avoid 1st floor windows facing within 20m
- Generous sized gardens are allowed for both dwellings
- Soft Landscaping will be introduced to the dividing boundary to minimize impact of the new dwelling.

3 Shawfield Road

- The dividing boundary formed of trees and hedge will be maintained and improved.

Appearance

As shown in the earlier part of the Design and Access Statement examples of modern Architecture is being embraced by Havant Borough Council, and it has been the desire of the applicant to construct a Contemporary designed property to suit modern day living.

Shawfield Road is littered with a mixture of architecture – there is no common architectural theme:





The proposed dwelling is set back from the road and public vantage points so will be largely unseen. The existing dwelling and the new soft landscaping will almost completely screen the appearance of the new dwelling from Shawfield Road.

The proposed appearance creates an architectural style for the 21st Century.

The proposed external facing materials include:

- Grey brick skirt
- Off White render
- Slate roof
- Aluminium triple glazed roof

The use of these materials will create an appearance similar to the following:



Modern and contemporary architecture has gained in popularity in recent years due to its honest approach, the simplicity and clarity of forms and the eliminations of unnecessary detail.

Contemporary design is a visual expression of the structures by the use of clean vertical lines and the use of modern materials.

The submitted design is a modern attractive and honest scheme with clean lines that will complement and enhance the area.

Landscaping

The proposed plot will have an enclosed garden, which will be landscaped by way of maintaining the established trees as shown on the site layout plan.

A new timber 1.8 metre high close boarded fence will be erected to the new dividing boundary enforced with a laurel hedge to ensure privacy for both the plot and the adjoining properties.

The entrance to the plot will be hard landscaped for parking and pedestrian access. These will be in permeable materials to alleviate water run off.

Impact on trees

Existing hedges and tree will be fenced off and protected during the construction process.

A TPO'd tree was removed from the site some 10 years ago, correspondence has been had with Jamie Gargett, Arboriculture Manager for Havant recently, the applicant is considering new trees on the site as part of the landscaping.

A tree survey has been commissioned and included within this application.

Parking and highway issues

The proposed development includes the formation of a new access and driveway from Shawfield Road an unadopted Road.

Parking and access arrangements to the retained dwelling will be unaffected by the proposed development.

The proposed development accommodates 3 parking bays – 2 in the garage a third on the driveway. The garage also accommodates storage space for 4 bicycles and a charging point for electrical vehicles.

Bin Storage will be provided at the roadside for collection of refuse.

Sustainability

The golden thread running through the Government's National Planning Policy Framework is a presumption in favour of sustainable development. On page 2 of the Government's National Planning policy it states that –

Page 2 – Achieving Sustainable Development

Paragraph 7 states that there are three dimensions to sustainable development:

- Economic
- Social
- Environmental

These dimensions give need to 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.*

In terms of the local economy, 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.

In terms of its social role, the development will provide a much-needed additional family house, which will assist Havant Borough Council to achieve housing targets in accordance with the Government's National Planning Policy Framework requirements.

The proposal for one additional dwelling in the location is considered to be sustainable in line with para 7 of the NPPF.

The proposal will have no adverse effect on the local environment in general or of the biodiversity of site.

The site is in an existing garden plot and the development can be achieved without having an adverse effect upon any protected trees, landscaping features or wildlife habitats.

Sustainable Construction

The specification will include water and energy saving measures.

The south facing main living areas will have the benefit of maximum solar gain.

Permeable hard surfaced areas to the front of the property to minimise water run off.

Waste Minimisation

Minimal demolition & excavation works will be required to achieve this development.

Glass, timber and metals will be separated and collected by specialist contractors during the construction process.

Waste will be minimised by ensuring those quantities of materials to be used in the works are to be ordered and supplied.

Specialist companies will be utilised to make regular collections from the site in order to keep the majority of the site clear during construction. The following materials will be separated for collection:

- Polythene packaging
- Cardboard packaging
- Glass
- Metal
- Hazard wastes such as paints, glues etc.

Where possible materials will be sourced locally.

Crime Prevention

In addition, the scheme has been considered in the context of designing out crime. The front part of the site will remain open to the street & the proposed front and rear windows, at both ground and first floor level, have been positioned to ensure good natural surveillance of the public realm.

Flood Risk Assessment

The site is listed as having very low risk of flooding from rivers, seas and surface water flooding as specified on the Environmental Agency's flood risk maps.

Noise and Lighting Assessment

The proposal has been assessed under the guidelines of the Government's Planning Practice Guidance relating to noise and light pollution. This will be a relatively small additional residential property that will not have any adverse affect upon neighbouring properties by way of noise or lighting nuisance.

Drainage

Foul Water – The proposed dwelling intends to provide connection to the existing mains drainage that serves the existing dwelling.

Rainwater – There will be crate soakaways provided on site to accommodate surface water collected from the dwelling and driveway.

Ecology

The applicant is committed to preserving and enhancing ecology on the site, a Ecology Assessments has been carried out on the site – the reports are included within the application documents and mitigation is outlined in the report.

SUMMARY

The submitted proposal has considered carefully the restrictions imposed on the site and the proposed scheme complies with current local and national planning policy.

The proposed new dwelling and garage will improve and enhance the site.

There will be no adverse impact on residential amenity and the scheme complies with Highways access and safety.

The design is of modern architecture and should be embraced in the 21st century, the proposed layout is suitable for modern living, the quality of materials and the thermal efficiency of the building offers huge benefits.