

DESIGN & ACCESS STATEMENT

**FOR THE CONSTRUCTION OF
NEW DWELLING ON LAND ADJACENT TO**

**1 FOXCOTT GROVE
HAVANT, HAMPSHIRE, PO9 5BX**

Client
Mr D Greenway

Job No. 18017

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NEW DWELLING ON LAND ADJACENT TO**

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Site Address Land adjacent to 1 Foxcott Grove, Havant

Applicant Mr D Greenway

Site Analysis

The application site is situated to the south side of Foxcott Grove, Havant, and is currently used as a garden to the east of No 1 Foxcott Grove.

The site is within a residential area with Somborne Drive running north from Stockheath Road and Foxcott Grove running west from Somborne Drive

The site currently exists as an end of terrace dwelling, No. 1 Foxcott Grove, which will remain. The property has pedestrian access from Foxcott Grove.

Foxcott Grove is a two-way road with most properties having off-road forecourt parking.

The site is relatively level. The boundaries are currently a mix of chain link fencing, closeboard fence and garden hedging.

There are no public rights of way, watercourses or ditches running through the site or other major restrictions.

Planning History

There are no previous Planning Applications related to this property.

Character of the Area

The surrounding development is semi-detached and terraced properties fronting onto Foxcott Grove. The Greywell shopping area is to the south. Materials used are traditional with mainly facing brick and concrete roof tiles.

Proposal

The proposal is to construct a new 1-bedroom dwelling with off road parking for 1 no. vehicle. New off-road parking for 2 no. vehicles will be provided for the existing property from Foxcott Grove.

The new dwelling will have a kitchen, dining room, lounge and cloakroom on the ground floor with 1 bedrooms, and bathroom on the first floor. The total floor area proposed is 56.0m².

Access to the site will be via the vehicular access and pedestrian access from Foxcott Grove.

The proposed layout sets the new dwelling min. 6.5 m back from the site boundary with Foxcott Grove. The rear line of the new dwelling has been sited so as not to project beyond the line of the existing building at first floor level and positioned 0.9 m from the side boundary allowing side access to this property.

Cycle storage for 2 cycles will be provided in the rear garden. Allowance has been made for the siting of 2 no. wheelie bins.

Rear access to the existing dwelling has been retained with cycle storage for 2 cycles and area for 2 no. wheelie bins.

The building is designed with facing brick to the external walls set under a concrete roof tile, consistent and in keeping with materials used on other dwellings in this area. Materials will naturally be subject to final approval, by condition, by the Local Planning Authority.

Design Principals / Solutions

The proposal is for the construction of a new attached 1-bedroom dwelling with off road parking for 1 no. vehicle, designed to be sympathetic to the existing street scene and adjacent properties. The site forms a natural infill plot at the corner of Somborne Drive & Foxcott Grove.

The proposed new dwelling has been set back into the site without impacting on the street scene, forming a continuation of the terraced housing. The front elevation has been designed to continue the roof line through to a gable end terrace house with matching eaves line.

The proposal respects and compliments the local character in its scale, siting and materials, and ensures efficient use of the land. Safe and convenient access to facilities and public transport is available. The siting of the new dwelling does not adversely affect the amenities of neighbouring properties and provides the opportunity to provide a new 1-bedroom dwelling in accordance with Housing Policy CS9.

The roof has been designed to provide continuation of the existing ridge line and eaves and gable ended property to match existing terrace.

The proposal will be constructed to current Building Regulation requirements for thermal insulation and air leakage to ensure an energy efficient building..

Similar principals have been adopted to the recently constructed dwellings at 51 and 53 Stockheath Road, where new houses have been added to the side of existing semi detached properties. Other similar developments locally have been approved at 148 Park House Farm Road, 163 Middle Park Way, 183, Middle Park Way, 8 Winterslow Drive, 27 & 132 Billy Lawn Avenue, 2 & 25 James Road.

Level access will be provided across the hard surfaced footpath leading to the front entrance door, which will have a level access threshold fitted.

There are no environmental constraints on this site to restrict or impede accessibility.

Internally electrical switch plates and controls will be set at accessible heights in strict accordance with Part M of Building Regulations.

First floor windows to bedrooms have been sited to the front and back elevations to avoid direct overlooking to neighbouring property. The bathroom windows will be fitted with obscure glazing.

A new vehicular and pedestrian access will be provided from Foxcott Grove to provide access to the drive allowing for parking on site for 2 no. vehicles in total. The driveway area will be surfaced in permeable block paving, with domestic scale planting to the remaining front garden area.

Sustainability

The site is located within walking distance of Leigh Park centre and a short bus ride to Havant Centre and therein benefits from the facilities and services that are available. Notably, Havant offers facilities including chemists, banks, supermarket, restaurants, and public houses. The nearest surgery is located at the nearby Health Centre in Havant.

Primary education facilities are within walking distance of the site at Front Lawn Junior School. The secondary schools in the catchment areas are Staunton Park Community School and Park Community School. Havant College provides further education facilities.

Additional facilities at Portsmouth and Chichester are accessible by a regular bus service that runs along the nearby Petersfield Road route. Mainline rail service is available from Havant.

Planning Policy

Policy CS16 refers to high quality design. All of the relevant criteria in this policy has informed the design and siting of the proposed dwelling. The scale, height would be consistent with nearby dwellings and the overall design would be to a high standard that would contribute to the enhancement of this locality.

Policy CS17 is about concentrating development in urban areas. The application site is within the urban area of Havant and therefore the principle of residential development is acceptable and supported by the council.

Policy CS20 sets out the transport and access strategy for the borough. The application site is within the urban area of Havant and therefore the principle of residential development is acceptable and supported by the council.

Policy CS9 is about housing. The application proposal would provide much needed family housing in a sustainable location.

Policy DM13 refers to parking standards for residential development. The parking standard in the application proposal accords with those set out in this document for Havant Town Centre location

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy as set out above

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. The three dimensions to sustainable development are economic, social and environmental. The economic role should ensure there is sufficient land of the right type and in the right places to support growth and innovation. The social role supports strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. It should also involve creating a high quality built environment with accessible local services to meet the community's needs. The environmental role should contribute to protecting and enhancing the natural, built and historic environment. Furthermore, natural resources should be used prudently, waste and pollution minimized and climate change given a high priority by moving towards a low carbon economy. It is considered that the proposed development accords with this advice. Paragraphs 47 to 55 relate to housing and it is considered that the development proposed would be in accordance with the guidance; particularly Paragraphs 49 and 50. Paragraphs 56 to 68 are about good design. Paragraphs 60 and 61 are considered most pertinent to the application proposals.

Planning obligations

A Community Infrastructure Levy payment would be applicable on commencement of development based on the additional floor space proposed on the site. Furthermore, a contribution would be required under the Solent Recreation Mitigation Partnership.

Assessment

The application proposals would constitute sustainable development as set out in the NPPF and Core Strategy where there is a presumption to grant planning permission.

Much needed family housing would be provided in this established urban area.

Havant borough Council is required to provide many new dwellings during the plan period and the application proposals would make a noted contribution toward housing targets and should be seen as a windfall site.

Conclusion

It is respectfully requested that planning permission should be granted.



New dwelling at 53 Stockheath Way, Havant



New dwellings at 51 and 53 Stockheath Way, Havant



New dwelling at 132 Billy Lawn Avenue, Havant



New dwelling at 27 Billy Lawn Avenue, Havant



New dwelling at 8 Winterslowe Drive, Havant



New dwelling at 163 Middle Park Way, Havant



New dwelling at 183 Middle Park Way, Havant



New dwelling at 148 Park House Farm Way, Havant



New dwelling at 2 James Road, Havant



New dwelling at 25 James Road, Havant



Extension to 48 Timsbury Crescent, Havant