



PLANNING DESIGN & ACCESS STATEMENT

FULL

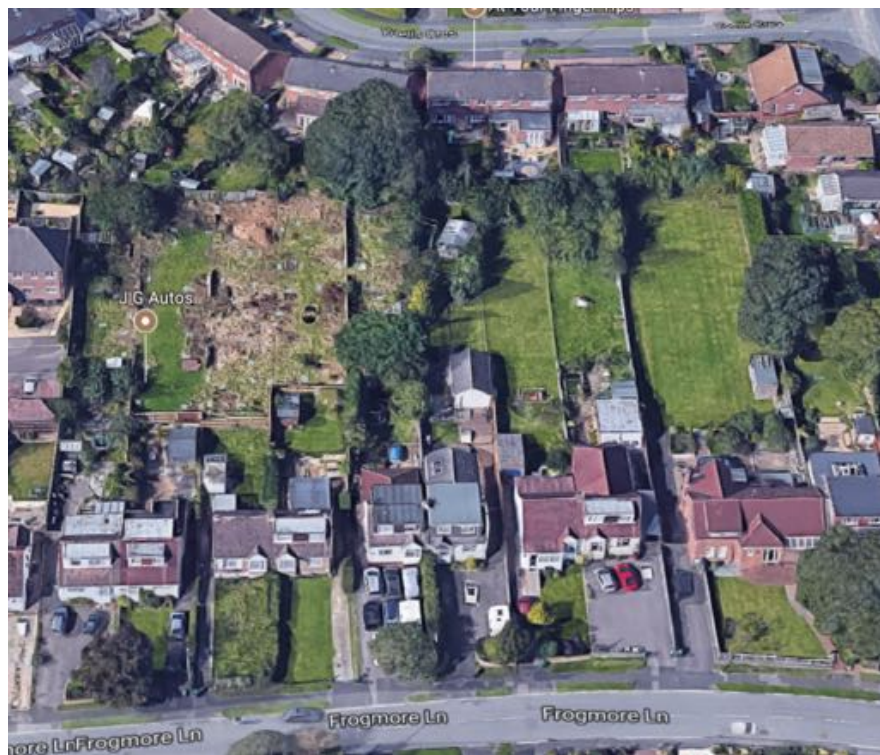
Proposed Development of 4 Detached Bungalows with associated
Carports, Parking and Access and Hobby Workshop to No.55
Frogmore Lane

on Land rear of 51 – 57 Frogmore Lane, Waterloooville

November 2017

1. THE APPLICATION SITE

- 1.1 The application site is located within the built up area of Waterloooville in an area which is primarily established residential in character. The east side of Frogmore Lane in the area of the application site is characterised by chalet style bungalows with long rear gardens gently rising to the east to meet those of the properties fronting Yoells Crescent which are two storey dwellings. This is clarified in the extract from Google Maps below:



Extract from Google Maps

- 1.2 The extract also identifies the extent of Willowside to the south which is a development of 2 – 2.5 storey dwellings in the rear gardens of properties fronting Frogmore Lane and which is currently being extended, with permission, by the current applicants, with chalet dwellings in the area shown cleared and immediately to the south of the current application site

2. THE PROPOSAL

- 2.1 The proposal is to continue the existing established form of backland development created along Willowside, but with a private shared access from Frogmore Lane between Nos. 55 and 57 Frogmore Lane. The dwellings are reduced in scale to single storey bungalows and 3 plots are provided with oak framed car ports.
- 2.2 An existing garage at No.53 is to be demolished to provide improved access width and a replacement hobby workshop is proposed at the rear of this site which general car parking remains at the front of the dwelling. Car parking for No.57 is already to the rear of the property and will be relocated to the new rear part of the property.
- 2.3 Access will be more fully discussed later in this statement, however, early attention is drawn to the need to provide a separate private access in this case. Whilst the adjacent development of 4 chalets is being carried out as an extension to Willowside, which is a Private Road, the original developer has effectively retained a 'ransom strip' along the north boundary of the new development preventing further extension to the north.
- 2.4 The access into Willowside from Ash Copse was subject to local objection and the current extension was poorly received by the local residents particularly of Willowside itself.

3. NATIONAL PLANNING POLICY

- 3.1 National planning guidance and policy is provided through the National Planning Policy Framework (NPPF). This provides a presumption in favour of sustainable development and urges Local Planning Authorities to permit development that accords with up to date local planning policy without delay.
- 3.2 Housing development is afforded a high priority in the NPPF and whilst garden land is not identified as previously developed land it is not precluded from further development and continues to provide a valuable source of building land in appropriate areas that are already established for residential purposes.

4. LOCAL PLANNING POLICY

- 4.1 The current Planning Policy regime is provided through the Havant Borough Core Strategy March 2011 & the

Havant Borough Core Strategy March 2011

- 4.2 Policy CS9 – Housing – Sets out the housing needs for the Borough over the Plan period and promotes a mix of housing types in sustainable locations to prevent unnecessary development of greenfield sites and the need to provide for an ageing population – *Comment: The proposed development of 4 bungalows is within a sustainable location; it makes efficient use of existing urban land and adds to the mix of dwelling types within the immediate area; the development for bungalows is more suited to the needs of an older population and will contribute to this aim of the Plan.*
- 4.3 Policy CS14 - Efficient Use of Resources - *Comment: whilst the Code for Sustainable Homes is no longer in use the proposed bungalows will be developed to meet the highest possible standards of energy efficiency and saving.*
- 4.4 Policy CS16 - High Quality Design - *Comment: The proposed development follows existing development patterns and draws inspiration from the local context; the layout takes full account of existing development and the amenities of existing residents.*
- 4.5 Policy CS17 - Concentration and Distribution of Development within the Urban Areas - *Comment: The proposed development is within Waterloooville, one of the five main urban areas and will make effective use of land.*

Havant Borough Local Plan (Allocations)

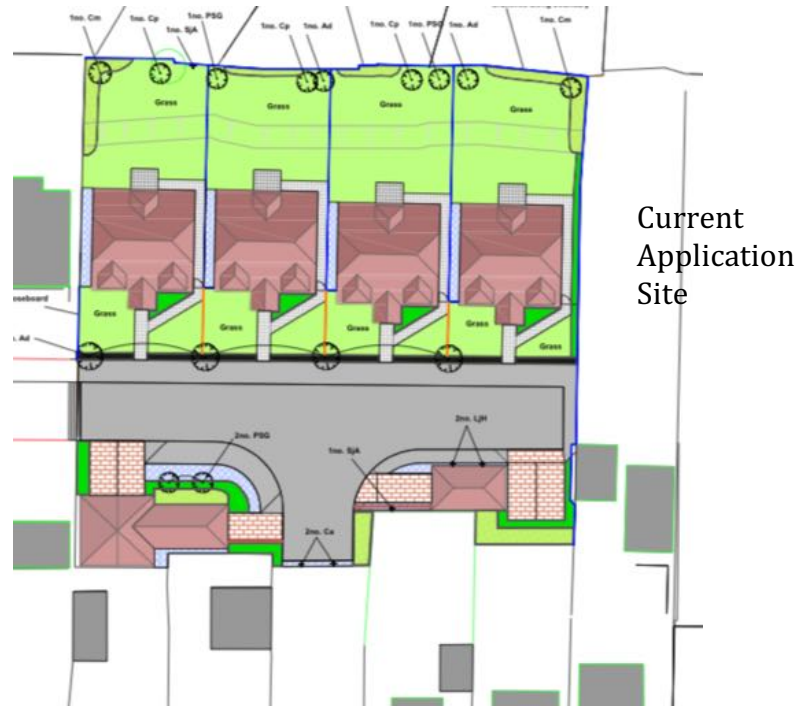
- 4.6 Policy DM24 - Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

5. PLANNING STATEMENT

PRINCIPLE

- 5.1 The site is within the urban area of Waterloooville, one of the five main urban areas identified in the Core Strategy, and is of sufficient size to accommodate the level of proposed development.
- 5.2 Whilst the site comprises garden land the existing plots are larger than average and capable of subdivision whilst retaining adequate

amenity for the existing properties. The principle of developing this backland area has already been established through the construction of Willowside and the approval and recent completion of the development of 4 further plots to the south of the current proposed site as shown below:



Approved extension to Willowside

- 5.3 The current site is garden land very little different to the adjoining land and will complete the development of this backland area.

LAYOUT



- 5.4 The proposed layout continues the established form of the existing and under construction development. The approx. position of the adjacent chalet is shown on the above plan. The scale of the development is however, stepped down from chalets to low level bungalows. This respects the closer position of the properties to the rear and further reduces the impact of the development on those properties already diminished by the gentle slope down to the east.



Proposed Plots 3 & 4 in relation to adjacent development



Example Crossection through Plot 4

- 5.5 Although the footprint of bungalows is inevitably greater, slightly reducing the rear garden depths, the plot widths are sufficient to offset this in terms of area and the combined single storey form and change in levels minimises any potential overlooking.
- 5.6 As has been referred to earlier, the layout moves away from the existing approved development insofar as the access is proposed direct from Frogmore Lane as opposed to Willowside. As has been

pointed out, the original developer of Willowside retains a ransom strip along the boundary with No.51 Frogmore Lane. Under the current circumstances, this effectively prevents the economic development of the current application site, detrimental to the efficient use of this land.

- 5.7 There are a number of further reasons why the proposed new access may be considered acceptable in this case, which have been touched upon.
1. The residents of Willowside have expressed unhappiness with the existing development under construction due to additional traffic and disturbance
 2. This is reiterated by residents of Ash Copse who were also concerned over the adequacy of the access to Willowside.
 3. The proposed development can visually close the end of Willowside.
 4. There is no scope for further development so that further access points on to Frogmore Lane will not be necessary to complete the development of this backland area.
 5. The development will result in the completion of the development of this backland area.
 6. The proposed access meets all of the requirements for a private access to serve four dwellings.

DESIGN & IMPACT

- 5.8 The proposed dwellings have been designed to sit comfortably within this backland setting. The single storey design provides both physical and visual variety to the development of the area.



Example Elevation – Plot 3

- 5.9 The maximum ridge height is around 4.725m and is therefore only marginally greater than that of potential 'permitted development' outbuildings. The existing garden depths of the adjacent dwellings on Yoells Crescent are all in excess of 12m from the two storey rear walls so that adequate window to window separation is provided. The distance from the front elevations to the existing host dwellings is on average in excess of 13m; where the distance is less the view is screen by the proposed car ports and boundary screening. The remaining garden depths to the host dwellings vary from approx 18 – 22m.
- 5.10 All of the proposed dwellings meet the National Floorspace standards for this type of development. The resultant living standards will therefore meet the Council's aims to create high quality development.

TREES

- 5.11 There are a number of trees around the periphery of the site which although not preserved, contribute to the character of both the area and the proposed new development. The layout has been designed to take account of the root protection areas of these trees and a survey and methodology report are attached as part of the application documentation.

ACCESS

- 5.12 The reasons for providing a private access in this case have been explored earlier. The access itself is broadly straight and has a minimum surfaced width of 3.7m. Because the access serves multiple units the access is widened to just over 5m for a distance of about 16m into the site which provides adequate space for the passing of vehicles.
- 5.13 The access point on to Frogmore Lane is on the outside of a shallow bend allowing ample forward visibility in both directions. An assessment of the access to the site has been undertaken by Transport consultants and their report is attached as part of the application documentation. The report also provides swept path analyses confirming that the car parking and manoeuvring areas on site function properly and are up to appropriate standards. In addition to the car parking required for the future occupants, 2 visitor car parking spaces are provided. Secure cycle storage is provided for each dwelling.
- 5.14 Since the proposal is for a backland development, the proposed access passes between Nos.55 and 57 Frogmore Lane. The outlook from these two properties is very limited.



- by new fencing.

ECOLOGY

- will be relocated in accordance with the attached report.

GROUND CONTAMINATION

- was found during the initial stages of construction of the adjoining site.

FLOODING

- 5.18 The land is not liable to flooding. The application is further accompanied by a drainage strategy which explores this issue in more depth.



Extract from Flood Map

COMMUNITY INFRASTRUCTURE LEVY

- 5.19 The applicants recognise that the proposed development is subject to the Community Infrastructure Levy and the appropriate 'additional' CIL form and Assumption of Liability forms are included with the application.

AFFORDABLE HOUSING

- 5.20 The proposed development of 4 dwellings is below the threshold for affordable housing.

6. CONCLUSION

- 6.1 The development of this site forms the natural conclusion of the gradual development of this backland area, including Willowside and its recently concluded extension.
- 6.2 The site is within the settlement boundary area and is a wholly sustainable site, appropriate for further residential development.
- 6.3 The proposals make the best use of this site and enable its development to come forward for the benefit of the community where this might otherwise not be possible due to land ownership issues.
- 6.4 The development for bungalows serves the purposes of
 - creating a mix of development types within the immediate vicinity
 - meeting a demand for this type of development
 - minimising the impact of the development upon the surrounding existing developments
- 6.5 The proposed access meets the standards for this level of development with good visibility at the entrance point. Parking and turning meet the Local Plan requirements and two additional car spaces are shown to meet the needs of visitors, notwithstanding that there is ample on street parking within the area.
- 6.6 All other material considerations have been taken into account and on balance it is proposed that this development is in line with adopted policy and should be granted.