



PLANNING AND **DESIGN AND ACCESS STATEMENT**

Planning permission for the erection of four dwellings (one pair of semis and two detached) following the demolition of the existing dwelling, with associated parking and access.



SITE: 33 LOVEDEAN LANE, COWPLAIN,
WATERLOOVILLE, HANTS, PO8 8HJ

CONTENTS

1.0	INTRODUCTION.....	P.3
2.0	ASSESSMENT.....	P.3
	Site Description.....	P.3
3.0	RELEVANT PLANNING HISTORY.....	P.4
4.0	PRE-APPLICATION ADVICE.....	P.4
5.0	PLANNING POLICY.....	P.6
	National Planning Policy Framework, 2012.....	P.6
	Havant Borough Core Strategy 2011.....	P.8
	Havant Borough Residential Parking and Cycle Provision SPD, 2010...P.8	
	Havant Borough Local Plan (Allocations), 2014.....	P.8
6.0	PROPOSAL.....	P.9
	Development Objectives.....	P.9
7.0	EVALUATION.....	P.9
	Character and Appearance.....	P.9
	Residential Amenity.....	P.10
	Parking and Highway Safety.....	P.11
	Tree Constraints and Landscaping.....	P.11
	CIL.....	P.12
	DESIGN AND ACCESS CONSIDERATIONS.....	P.12
8.0	LAYOUT.....	P.12
9.0	SCALE.....	P.12
10.0	ACCESS.....	P.13
11.0	SUSTAINABILITY.....	P.13
12.0	CONCLUSION.....	P.13

1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement is prepared by Wilson Designer Homes Ltd in support of an application for full planning permission for the erection of four dwellings following the demolition of 33 Lovedean Lane.
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in determining the appropriateness of the development. The applicant is confident that this is the case and that planning permission should be granted subject to conditions where appropriate and necessary.

2.0 ASSESSMENT

2.1 Site Description

The application site is located within the settlement area of Lovedean as such the principle of development is acceptable. Whilst the land identified for the housing is made up of the residential site of 33 Lovedean Lane the site is within the settlement area and surrounded by residential development, which is a determining factor.

- 2.2 The immediate area is residential in nature and made up of a mix of housing, including one and two storey dwellings, detached, semi-detached and terraced.
- 2.3 The location plan shows that the density of development is greater to the south with the stepped two storey dwellings of Passingham Walk, compared to that of Lovedean Lane. However, there are examples of built form to the rear of dwellings along Lovedean Lane the most notable being the detached annex building with access to the rear of 35 Lovedean Lane.
- 2.4 Having regard to the mix of residential development in the immediate area along with the varied pattern of development and prevailing character it is considered that the site offers good potential for residential development within

the urban edge, offering a more efficient use of the site in a manner that is compatible to its surroundings.

3.0 RELEVANT PLANNING HISTORY

3.1 None

4.0 PRE-APPLICATION ADVICE

4.1 Paragraph 188 of the National Planning Policy Framework states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

4.2 The applicant has had full regard to the guidance contained within paragraphs 188-190 of the National Planning Policy Framework, 2012 and as such took the opportunity to approach Havant Borough Council for preliminary planning advice for the re-development of the site.

4.3 GEN/16/00285 - Pre- application advice provided by Mrs McMurray - 25 April 2016.

4.4 The main issues considered and responded to are as follows:

“The principle of development

The site is located within the built up area of Waterlooville. Within this area there is a presumption in favour of sustainable residential development subject to other development management criteria considered below.

The impact on the character and appearance of the area

In principle, the two layout options which both feature 3no. detached dwellings appear to be acceptable in terms of plot sizes. However in terms of layout, Scheme A is considered to be more appropriate as this retains more landscaped areas as opposed to a long parking court. This layout also provides the dwellings with amenity space to the front and rear and with reasonable separation distances.

A full assessment of the impact on the neighbouring properties would be made if a formal application were to come forward. However, I am of the view that ridge heights should be kept to a minimum to limit the impact on the neighbouring properties. I would therefore propose bungalows or chalet style bungalows (with overlooking windows avoided), as opposed to two-storey dwellings.

Highway matters

The level of parking provided for each dwelling appears to accord with the Council's adopted parking standards.

Drainage and flood risk

The site is not located within a flood zone. The development would need to incorporate sustainable urban drainage to ensure that surface water is adequately addressed.

Impact on trees

Any development will need to take full account of the need to avoid root protection areas of all protected on and also any off-site trees. An application should be accompanied by arboricultural reports and an Arboricultural Impact Assessment which should take consideration of the impact of not only the proposed dwellings but also the access drive. An assessment will also be made of the potential impact of the trees on the living conditions on the future occupiers.

Conclusion

In principle it is considered that the site could support redevelopment for the number of dwellings proposed. However, this is subject to the consideration of further design details and also the assessment of the impact on the protected trees."

- 4.5 Full regard has been given to the advice given by Havant Borough Council and the application for the dwellings is accompanied by:

- A full arboricultural implications assessment and method statement;
- A full drainage scheme; and

- Tracking for vehicles, demonstrating they can access all parts of the site, whilst entering and leaving in a forward gear.

4.6 It is considered that the proposal as submitted is in accord with the advice given by Mrs McMurray with the requested information provided. The application is therefore submitted with confidence and with the understanding that all of the constraints raised by Mrs McMurray have been appropriately considered and addressed.

5.0 PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in determination of planning applications decisions are made in accordance with the development plan unless material considerations indicate otherwise.

5.2 National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. The National Planning Policy Framework begins by identifying that:

“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.” (Paragraph 7, NPPF, 2012).

5.3 Paragraph 8 goes on to say:

“These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

5.4 Paragraph 6 makes clear that regard must be had to the document as a whole in determining what the Government’s view of sustainable development means in practice. It promotes the effective use of land through the re-use of previously developed land. Paragraph 49 states that *“housing applications should be considered in the context of the presumption in favour of sustainable development.”*

5.5 Chapter 7 of the National Planning Policy Framework deals specifically with good design. Paragraph 56 makes it abundantly clear that *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

5.6 Paragraph 59 seeks to ensure the sustainable construction of the dwellings, whilst paragraphs 60 and 61 seek to ensure the development is designed well accounting for local context, without being prescriptive to architectural style and stifling innovation. The size of the plots and scale of and design of the dwellings is directly related to the existing varied pattern and character of development found within the immediate area; with particular regard given to the relationship with the development to the east, west and south of the site.

5.7 It is considered that the proposal would offer a sustainable modest development within an established residential area within the settlement boundary. Further the dwellings would be of a good design, drawing together the varied architectural features and materials found within the immediate area. The development would therefore make a positive contribution to the area,

whilst respecting the residential amenities of neighbouring properties and the prevailing character and appearance of the area. The development would also contribute to the supply of family dwellings and make a more efficient use of this sustainable site.

5.8 Havant Borough Core Strategy 2011

The following policies of this document are considered relevant to the development proposed:

CS9 Housing: criteria 1 and 4 and supporting paragraphs 6.23 and 6.24;

CS16 High Quality Design: criteria 1 (a), (b), (c) and (e); criteria 2 (a) and criteria 6. Regard has also been given to the supporting text with particular reference to paragraphs, 7.39, 7.42, 7.47, 7.48, 7.49 and 7.50;

CS17 Concentration and Distribution of Development within the Urban Areas: criteria 1 and 2;

DM8 Conversion, Protection and Enhancement of Existing Natural Features: criteria 1, 2 and 3;

DM13 Car and Cycle Parking on Residential Development.

5.9 Havant Borough Residential Parking and Cycle Provision SPD, 2010

The development would seek to provide two three bedroom (Plots 1 and 2) and two four bedroom (Plots 3 and 4) dwellings. Having regard to the parking standards within the SPD the development proposes two on-site parking spaces for the plot 1 and 2 dwellings and three on-site parking spaces for the plot 3 and 4 dwellings (including carports for plots 3 and 4), two long stay cycle spaces and one short stay cycle loop will also be provided per dwelling. It is considered that this would be in line with adopted parking and cycle standards.

5.10 Havant Borough Local Plan (Allocations), 2014

AL1 Presumption in Favour of Sustainable Development and supporting text.

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements, particularly paragraph 2.06. This policy seeks to encourage development within the defined settlement boundary.

DM24 Recreational Disturbance to Special Protected Areas (SPA's) from Residential Development, criteria (a). It is understood that the site is within the SPA the applicant is therefore prepared to pay the SDMP mitigation payment, currently set at £181 per additional dwelling, plus administration fees.

- 5.11 The development would be delivered with full regard to the above development plan policy framework. The proposal would provide four additional family homes within a sustainable part of the Borough and within the settlement boundary.

6.0 PROPOSAL

- 6.1 Planning permission is sought for the erection of two semi detached three bedroom dwellings and two four bedroom detached dwellings with associated parking and access, following the demolition of 33 Lovedean Lane. The proposal would include two secure cycle spaces and 1 visitor space per dwelling as well as bin storage areas for each property.
- 6.2 The application includes the provision of a carport for plots 3 and 4. In addition there would also be a widening of the existing access onto Lovedean Lane to 4.5 metres to ensure that appropriate visibility is afforded to the site.

6.3 Development Objectives:

- Provide four high quality family dwellings that are sympathetic and reflective of the existing built form and character of the area.
- To provide much needed family accommodation in a sustainable location to meet social and economic objectives.
- To provide a more efficient use of the site without causing unacceptable harm to the residential amenities of neighbouring dwellings, future occupants or the character and appearance of the area.

7.0 EVALUATION

7.1 Character and Appearance:

The development proposal has had full regard to the varied pattern of development and built form found within the immediate area. The higher density development immediately to the south of the site within Passingham Way ensures that the development proposed is in keeping with the general character and pattern of development found within the area. Whilst it is noted

that the dwellings along Lovedean Lane have a low development density level the development density proposed at 25dph ensures that the development is respectful of its lower density surroundings whilst offering a more efficient use of the existing site in a sustainable and innovative manner.

7.2 The proposed two storey dwellings fronting Lovedean Lane are reflective of the two storey development along Lovedean Lane, particularly 29, 35 and 37 Lovedean Lane and those on the opposite side of the road. However, as demonstrated by the photographic context the properties along Lovedean Lane vary greatly in scale and design offering significant architectural variety. The design of the plot 1 and 2 dwellings would therefore add to the general architectural value of the area whilst drawing on immediate design characteristics in respect of scale and form.

7.3 The plot 3 and 4 dwellings towards the rear of the site however must be considered in relation to the dwellings to the east, west and south as well as the proposed plot 1 and 2 dwellings. These dwellings have therefore been designed as chalet style bungalows so as to reduce the overall bulk and massing of these properties. It is considered that this approach pays appropriate regard to the general pattern and design of development in the area, adding greatly to its architectural variety, whilst offering an innovative solution to maximising development potential.

7.4 It is contended that the development would deliver a high quality design of development that will work with existing landscape characteristics ensuring that it fits in with and makes a positive contribution to the area, whilst making a more efficient use of the site.

7.5 **Residential Amenity**

The proposed plot 3 dwelling would have a flank to rear distance of 14.8m from the plot 1 and 2 dwellings, with plot 4 having a flank to rear distance from the Passingham Way dwellings of 16.2m at its closest. The rear of the plot 3 dwelling would be approximately 17m, at an obscure angle, to the rear of 31 whilst 35 Lovedean Lane would be some 23 metres from plot 3. Plot 2 and 35 Lovedean Lane would have a separation distance of 12m whilst plot 1 and neighbour 31 Lovedean Lane would have a separation gap of 2m; that of the existing dwelling. The separation distances coupled with existing boundary

planting (to be retained and enhanced) would ensure that the development would not harm neighbour amenity by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light.

- 7.6 It is contended that the design approach, retention and enhancement of the landscaping around the boundaries and existing built relationship and separation distances combine to ensure that the development does not result in unacceptable harm to existing neighbour amenity or that of the future occupants of the development.

7.7 **Parking and Highway Safety**

The development would seek to provide four dwellings (2 x 3 bed and 2 x 4 bed). Having regard to the parking standards within the Residential Parking and Cycle Provision SPD the development proposes two on site parking spaces per three bed dwelling and three on-site parking spaces per four bed dwelling (including carports for the four bed units), two long stay cycle spaces and one short stay cycle loop will also be provided per dwelling. It is considered that this would be in line with adopted parking and cycle standards.

- 7.8 The development would utilise the existing access to the site of 33 Lovedean Lane with slight modification to the entrance point (widening to 4.5m). It is considered that the access on to Lovedean Lane would be acceptable for the development proposed and having regard to the good visibility at this point and 30mph speed limit the development would not result in unacceptable harm to pedestrian or highway safety.

- 7.9 It is pertinent to note that the development and layout has been designed to allow all vehicles to enter and leave the site in a forward gear.

7.10 **Tree Constraints and Landscaping**

There are several trees around the perimeter of the application site that would be retained and need to be protected during construction. Therefore a full arboricultural survey and report has been prepared and accompanies this submission. The arboricultural assessment clearly demonstrates that the development can be delivered whilst ensuring that trees of importance are retained and protected during the construction of the development.

7.11 The proposal would retain as much of the existing tree planting and landscaping as possible and would provide enhancement where necessary. It is considered that the existing landscaping around the site perimeters will help to provide an immediate landscape setting for the development and will significantly reduce the landscape impact the development will have. In addition it is considered that the trees to be retained can be without harming the residential amenity of future occupants. The planning application is accompanied and supported by a full arboricultural survey and report and landscape scheme.

7.12 **Community Infrastructure Levy (CIL)**

The applicant is aware that the development would be CIL liable at a charge of £80 per square metre in this part of the Borough.

DESIGN AND ACCESS CONSIDERATIONS

8.0 LAYOUT

8.1 The layout of the development seeks to ensure that each property has sufficient on site parking and turning, secure cycle storage, refuse storage and adequate levels of amenity provision. In addition that the site can be accessed and egressed in a forward gear.

8.2 The layout has been informed by the need to provide all of the above whilst having regard to the existing pattern and form of development within the immediate area.

8.3 It is maintained that the development offers an appropriate layout respectful of its surroundings, whilst offering an efficient and innovative development approach to the site. Further the layout ensures that much of the existing boundary landscaping is retained and that there is easy movement around each of the plots.

9.0 SCALE

9.1 The height, massing and proportions of the proposed dwellings are in keeping with the predominantly two storey context of dwellings found along this section

of Lovedean Lane. Plots 3 and 4 however are chalet style dwellings so as to account for the built relationship between the development and the adjoining neighbours ensuring that this part of the development does not appear overly dominant or intrusive. The scale and design of the development therefore provides a clear contextual link to its surroundings and the existing varied architecture within the immediate area.

10.0 ACCESS

10.1 The design and layout of the dwellings allows for free and easy access at ground floor level throughout the site and to external facilities such as refuse points and car parking. There would also be level thresholds to further improve access in and out of the dwelling. The internal arrangements for disabled access are covered by Part M of the Building Regulations.

11.0 SUSTAINABILITY

11.1 National and local planning policies encourage new development to be sustainable. This includes matters of location, sustainable methods of construction and ecology. As a matter of principle the proposed development would be sustainable, because it would utilise an existing site within an established residential area, with good services and facilities, therefore providing a more efficient use of this accessible site.

12.0 CONCLUSION

12.1 Having regard to relevant development plan policy it is contended that the proposed development would represent an efficient use of the site, in a sustainable location and in a sustainable form, whilst paying due regard to existing development densities, prevailing character, residential amenity and highway safety.

12.2 It is considered that the development has had full regard to the character of the area and relationship it would have with existing neighbours, through the design and layout proposed. Further the development is supported by a full arboricultural assessment and drainage scheme. This ensures that the

development protects and retains key landscape features and the verdant setting of the plot.

12.3 Having regard to the submission and supporting evidence provided the Council is therefore respectfully requested to approve this planning application.