

DESIGN & ACCESS STATEMENT

82A Jubilee Road, Waterloooville PO7 7RE

Proposed removal of existing commercial buildings and construction of 3No. detached, 2 bed houses

1.0 INTRODUCTION

- 1.01 This Design & Access Statement has been produced on behalf of the applicant Douglas Construction Ltd, in support of a **Full Planning Application** for the proposed removal of existing commercial buildings and construction of 3No. detached 2 bed houses with associated parking, cycle and refuse storage. This application follows an Outline Planning Consent (ref APP/15/00408 dated 30 October 2015): Outline application for removal of existing commercial buildings and construction of 3 No. detached two bedroom houses with appearance and landscaping reserved.
- 1.02 The National Planning Policy Framework (27 March 2012), Planning Practice Guidance (6 March 2014), Havant Borough Local Plan (Core Strategy) March 2011, Havant Borough Design Guide SPD (December 2011), Housing SPD (adopted 27 July 2011) and Parking SPD (adopted July 2016) are all relevant to this application.
- 1.03 The site is subject to legal rights of access by others over the site which conflict with the layout of the earlier Outline Consent. This application seeks to resolve the matter by reconfiguration of the former proposed layout to incorporate the legal right of access into the design. A Pre-App sketch layout for a reconfigured design has been considered by Case Officer Lewis Oliver who has advised on matters of detail.
- 1.04 This Design statement should be read in conjunction with the following information:
PLC Architect's drawings 17.2274.100P3,101P2,102P3, 103P6 & 105P2
Desk Top Study and Ground Investigation ref 590/R01 by Dig Geotech dated 25/5/17. (approved by Env Health 22/08/17)
Phase 1 & 2 Ecological Assessment by Eco Support
Marketing evidence.
Biodiversity Checklist.
Arboricultural Impact Assessment ref 17953 AIA by Ecourban Ltd

2.0 THE SITE

- 2.01 The site (0.1ha) is located to the north of Waterlooville Town Centre and comprises dilapidated commercial buildings and unkempt open areas. The site is accessed via a driveway to the north side of Jubilee Road, west of the junction with Coronation Road. Two prominent oak trees are sited beyond the northern boundary.
- 2.02 The Environment Agency flood maps confirm that the site falls within Flood Zone 1; an area not considered at risk from flooding
- 2.03 The site is not located within a Conservation Area nor are there Listed buildings in the immediate locality.
- 2.04 The site has a legal right of access running along the south and western boundaries of the site.
- 2.05 Appropriate marketing of the commercial units has previously been undertaken with regard to finding an alternative employment use. It is evident that there is no market interest for such premises in this residential location. The previous outline application was accompanied by Agent's marketing evidence revealing that since the site was marketed for sale in October 2010 there was no commercial interest in the site.
The marketing process included use of site boards, internet advertising and promotion with commercial agents. Records of this process and the responses received are included in the application documentation. In January 2013 the marketing process resulted in a response from Richard Nash, Senior Planning Officer with Havant Borough Council confirming that, *"in this case the extent of marketing that has been carried out, and the supporting evidence available, would be sufficient to satisfy the Council that realistic efforts have been made to market the premises properly"*. There has been no commercial interest expressed in the site since this date.

3.0 PLANNING POLICY

- 3.01 Policies contained within The National Planning Policy Framework (27 March 2012), Planning Practice Guidance (6 March 2014), Havant Borough Local Plan (Core Strategy) March 2011, Havant Borough Design Guide SPD (December 2011), Housing SPD (adopted 27 July 2011) and Residential Parking and Cycle Provision SPD (adopted March 2010) will apply.

4.0 PLANNING HISTORY.

- 4.01 The following Planning application history is relevant:

07/71756/000: Certificate of Lawfulness for B1 light industrial use. Approved.

09/71756/001: Change of use from B1 to B2. Minor alterations to access doors and fenestration. Improvements to car park layout. Construction of open car port. Refused.

APP/14/01015: Outline application for removal of existing commercial buildings and construction of 4 bed detached town house and 3No. terraced 3 bed town houses. Approval of access with all other matters reserved. Withdrawn.

APP/15/00408: Outline application for removal of existing commercial buildings and construction of 3 No. detached 2 bed houses with appearance and landscaping reserved. Approved 30/10/15. In addition: Request to discharge Conditions 5 & 10 (submitted 20/7/17) Outstanding.

APP/17/00765: Reserved matters application relating to appearance and landscaping following Outline Planning Permission APP/15/00408. Withdrawn August 2017.

5.0 SCALE

- 5.01 The ridge heights of the 3 x proposed chalet bungalows respect the heights of the properties locally. Units 1,2 & 3 are designed as chalet bungalows. (Ridge heights: 6.5m above ground level; 49.6mAOD)

6.0 AMOUNT AND USE

- 6.01 This Planning Application relates to the proposed construction of 3No. detached, two bed chalet bungalows. (82.6sqm, 80sqm & 82sqm (GIA). The dwellings will include associated bin and cycle storage along with provision for 2 No. car parking spaces per dwelling.
- 6.02 The proposed accommodation has been designed in excess of current Havant and National residential space standards.
- 6.03 The amount of accommodation proposed is a direct result of the analysis of the site, recognising the adjacent building lines, Rights of Access, scale, amenity space and associated amount of required car parking. Relationships with neighbouring properties have informed the height and siting of the proposed dwellings.

7.0 DESIGN, LANDSCAPING AND APPEARANCE

- 7.01 This application seeks to make the most efficient use of the site whilst respecting surrounding the amenity of neighbouring buildings and rights of access over the site along the southern and western boundaries.
- 7.02 The overall layout remains similar to that consented under application ref 15/00408, although Plot 1 is re-located towards the western boundary enabling clear vehicular access along the southern boundary. The relocation of House #1 will result in an improved relationship with the neighbouring property at No. 80 Jubilee Road. Unit 1 will orientate away from the western boundary, primarily aspecting towards the north and east. The western boundary is to be extensively screened not only by the proposed dwelling itself but also by a 1.8m close board timber fence and tree planting.
- 7.03 Units 2 & 3 are arranged in staggered terrace form accessed via the existing driveway. The existing perimeter vegetation and trees are to remain where possible with additional tree planting to Plot #1 proposed to screen and reduce overlooking from Units 2 & 3 towards the school grounds.
- 7.04 The proposed reconfiguration of the vehicular access and parking arrangement will aid car manoeuvring, and result in improved access to each dwelling whilst respecting the legal right of way to the southern boundary.
- 7.05 The dwellings will be of standard duo-pitch roof construction with fenestration strategically located to limit overlooking and ensure privacy. External materials to comprise a mix of brick and painted render.
- 7.06 Access footpaths to the sides of the properties are of sufficient width to accommodate refuse wheelie bins and cycles. Secure timber stores are to be located within rear garden areas. Short term visitor cycle spaces are provided by means of a metal loop secured to the side walls of each dwelling.
- 7.07 The proposed palette of external materials includes the following: Walls: Brickwork: Hanson Oakthorpe Red Multi. K Rend Silicone FT render finish (Cream). Roofing: Marley Eternit Rivendale Fibre cement slate. Windows and doors; white upvc. Fascias and bargeboards: white upvc. Hard landscaping: Riven Paving (Grey). Marshalls Driveline Priora permeable block paving:(Charcoal) for vehicular and pedestrian areas. Boundaries: 1.8m high close boarded timber fencing to the side and rear.
- 7.08 Proposed landscaping is limited to simple low maintenance shrubs within the parking, boundary and frontage areas in order to ensure that future upkeep is minimised. Proposed works to the existing trees are referred to in the Arboricultural Impact Assessment. Rear gardens are to be laid to lawn.

8.0 CIL PAYMENT

- 8.01 It is understood that a Community Infrastructure Levy payment (based upon £100.00 per square metre is applicable for any additional floor area created by the development. In this instance, the existing commercial buildings total 270sqm whilst the proposed dwellings will have a combined area totalling 244.6sqm. Zero CIL payment is therefore anticipated subject to LPA confirmation.

9.0 CONCLUSION

- 9.01 This Full Planning application for the proposed removal of the existing commercial buildings and construction of 3No. detached 2 bed houses follows the approval of Outline Application APP/15/00408 on 30 October 2015. This revised scheme considers legal rights of access across the site and reconfigures the proposed layout which improves relationships between building both on and off site.

The revised scheme has been designed in accordance with the National Planning Policy Framework and relevant policies contained within the Havant Borough Core Strategy and SPD.

The proposed positioning of dwellings has been designed to ensure there will be no adverse impact on neighbouring dwellings. Design and detailing of dwellings are in relation with surrounding local characteristics of neighbouring properties.