

Planning, Design & Access Statement

Building plot to the East and South of 15 Hallett Road, Denvilles, Havant.

Temporary siting of mobile home for use as a dwelling during the design and construction phase of a bungalow to the rear of 15 Hallett Road, Denvilles; in addition the permanent re-siting of the existing garden shed to the rear of the property as it is currently straddling the plot and the garden of 15 Hallett Road.

Introduction

The site is situated on the South side of Hallett Road and until March 2017 (when it was sold to the applicant with planning permission APP/16/01091) formed part of 15 Hallett Road's garden to its South and East. Its entrance is now the last property on the South side of Hallett Road before the entrance to the new housing site at the end of Hallett Road.

This application is for a temporary mobile home for use as a temporary dwelling and the re-siting of the existing garden shed. Both will allow the final design and construction phase to be carried out more easily of the bungalow on which the applicants have already consulted Havant Planning Department (Ref GEN/17/00182)

The current design for the bungalow contained in APP/16/01091 is inappropriate for the highly energy efficient Passivhaus bungalow the applicants wish to construct using sustainable natural materials; straw bales being the currently preferred option for this.

The design process for this type of non-standard construction is significantly more time consuming than for one of standard construction and so the applicants are not in a position to submit a planning application for the revised bungalow yet (scheduled late July 2017) however they have been given notice to vacate their current accommodation by August 4th 2017 and as they hope to physically construct much of the revised bungalow themselves it makes sense to live on site in a mobile home during the remainder of the design phase as well as during construction.

Living on site will help inform the bungalow's design (the shading of the trees to the South needs to be accurately modelled), enable efficient use of time as well as reducing car journeys to and from another house some distance away; it will also increase security at the site. The money saved on paying rent is also likely to ensure success of the project and considerably condense the design and construction process. In turn this is likely to benefit all the neighbours who have already been subjected to some years of construction noise from other local construction projects.

The likely timescale until completion from the date of this application is for construction to be completed within two years however we hope this will faster.

With regard to the proposed plans for the mobile home and re-siting of the shed.

Layout, Scale, Appearance

1/The mobile home would be 2.6 metres high, 3.05 metres wide and no longer than 12.2 metres (likely to be slightly shorter). The plot is slightly lower than the gardens of Hallett Close which the proposed mobile home would abut so about 300mm of the proposed mobile home would protrude above the ridge line of the shed roofs of 1 & 2 Hallett Close (see fence descending from 1 & 2 Hallett close to the wall in the photographs page). The sheds take up about half the width of their respective garden walls and are 2.2 metres high and with neither of these properties having

windows on their upper storey (they have roof lights instead) the visual impact of the proposed mobile home on them would be minimal and as mentioned previously any reasonable measures required by the residents of 1&2 Hallett Road to reduce any visual impact of the mobile home being there would be carried out.

15 Hallett Road would have two windows overlooking the mobile home however these are the top half of their utility room and one on their stairs so neither are living or sleeping rooms (see photographs page).

The dimensions of the shed are marked on the site plan and there is a photograph of it on the photographs page.

2/Whilst the height of the roof and the height of the windows and doors on the plans are accurate as these are standard dimensions for the type of mobile home to be purchased, the actual number, and layout of windows and doors as well as the floorplan are illustrative as these vary slightly between models and we don't want to run the risk of losing money in purchasing a mobile home until we know whether permission has been granted. In the "Photographs" document there is photographs of the type of mobile home being proposed which is made of corrugated steel panelling.

Access

3/There would be no change to the parking arrangements at the front of the property permitted in (APP/16/01091) including the lowering of the first part of the wall adjacent to the pavement by 900mm. Access to the mobile home would be through a lockable door in the existing fence at the front.

Foul Sewerage & Utilities

4/Mains electricity, water and foul sewerage drainage would be connected to the mobile home; all of these have been surveyed and will be subsequently organised pending approval of this application.

Waste & Recycling

5/As per comment from HBC Waste department in APP/16/01091, general and recycling bins will be kept close to the mobile home within the fenced area so they are easy to out near the pavement on collection day.

Storm water drainage

6/The mobile home will be free standing and not on a concrete base so there will be no effect on available drainage into the ground. Run off from its roof will be diverted into water butts for use in the garden.

Trees

7/The proposed siting of the mobile home and re-siting of the shed are outside the 6.6 metre exclusion zone detailed in the tree report and APP/16/01091 and so would not affect the roots of the oak tree in the garden of 17 Glenleigh Park. Protection of the oak will be dealt with in the forthcoming application for the bungalow with no proposed change from that required in the grant of permission APP/16/01091.

Proposed temporary & permanent use of the shed

8/The permanent re-siting of the existing garden shed would act as storage during construction and upon completion it will house home and garden maintenance items, outdoor furniture, bicycles,

kayaks. In addition it would contribute to the screening & sound insulation between the revised bungalow and 19 Glenleigh Park. An improved proposal on screening and sound insulation over that contained in APP/16/10191 and prospectively using yew hedging will be contained in the revised bungalow application once this has been agreed satisfactorily with the owners of 17 & 19 Glenleigh Park.

Landscaping

9/A landscape buffer will be retained in the forthcoming application for the revised bungalow and a planting plan for this will be submitted with that application. Given the tight access during construction however this landscape buffer will not be present during the construction stage of the revised bungalow though trees (25 hornbeam and varied fruit trees – some the same as already planted) were bought in March 2017 and planted in large pots at our current address to ensure they will be further advanced when planted out at the end of construction of the revised bungalow.

The initial proposed design of the bungalow garden has the whole area between the fence with 15 Hallett Road & the wall with 1&2 Hallett Close as a productive vegetable and cottage garden with the existing greenhouse on the site being moved there (will be detailed in proposed bungalow submission) and the Hornbeam and various fruit trees pleached against the boundary wall; upon maturity these will protrude above the wall and provide further screening for 1&2 Hallett close against the windows of 15 Hallett Close which overlook their gardens.

Neighbour Consultation

9/Attempts have been made to consult all the neighbours in 1-5 Hallett Close, 13 & 15 Hallett Road and 17 & 19 Glenleigh Park in person about our proposals for the temporary mobile home/shed move and also the plans for the revised bungalow. We were successful apart from with 1 Hallett Close where the occupant is abroad, uncontactable and neighbours tell us has sold the property; and 17 & 19 Glenleigh Park where two attempts have been made in person but unfortunately they were not in, so a letter about our proposals was left on 18.06.17 with our contact details requesting to arrange a meeting. We also sent a letter introducing ourselves, and with our contact details to all of our bordering neighbours and those opposite in April after our purchase of the plot.

All the neighbours spoken to were in agreement with the proposed temporary mobile home and change of position of the shed. We have agreed with the owner of 2 Hallett Close to erect any screening (probably opaque plastic film) of windows overlooking the garden of 1 & 2 Hallett Close as might be necessary once the proposed mobile home is in place; should any future new occupant of 1 Hallett Close have any suggestions we would obviously take these on board as well.

Transport Assessment

10/ The site is within easy walking/cycling/bus distance of schools, shops, places of employment and entertainment; there is also a railway station at Warblington a short walk away providing good connections to Emsworth, Havant, Chichester and Portsmouth.

Social/economic & planning context, involvement of local interests, evaluation, design principles, amount of development, planning policy, Havant Borough Core Strategy & layout

11/Layout, scale, landscaping, appearance, access, foul sewerage and utilities & transport assessment have been covered above but where information on social/economic & planning context, involvement of local interests, evaluation, design principles, amount of development, planning policy, Havant Borough Core Strategy & layout is required and they actually pertain to this application for a temporary mobile home or the proposed bungalow they can be found in the Planning Design & Access Statement of APP/16/01091 as they have not changed.

https://planningpublicaccess.havant.gov.uk/online-applications/files/F5051339334E654C2D227AF7DE93FC69/pdf/APP_16_01091-PLANING_DESIGN_AND_ACCESS_STATEMENT-994374.pdfdated 24th October 2016

Conclusion

The ability of the applicants to temporarily dwell in a mobile home on site whilst they complete the design of and subsequently physically self-build a highly energy-efficient Passivhaus bungalow built of natural materials will contribute to:

1/ The sustainability of the project through reduced car journeys and heating a larger space than would otherwise be required by their living off-site.

2/Money saved will make the success of the project more likely as well as reducing the time taken to construct it which will benefit all the close neighbours. It will also allow easier communications and consultation with our neighbours during the build as we wish to keep them informed as works progress.