

PLANNING APPLICATION FOR NEW DWELLING ON LAND WITHIN CURTILAGE OF 31 BLENDWORTH CRESCENT, LEIGH PARK, PO9 2BA

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the construction of a new 3-bed dwelling on land within the curtilage of 31 Blendworth Crescent, Leigh Park, PO9 2BA
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history. Design principles will be described to demonstrate that the proposed development is in accordance with the standard requirements for residential dwellings.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies within the Portsmouth overspill development of Leigh Park. Bought in 1944 the former Leigh Park Estate near Havant is now a densely populated community, the developments around Blendworth Crescent are part of the 1951 development for 1500 new houses. The existing dwelling is at the corner of a green open space typical of urban planning in the 1950's. As this is a triangular corner site there is sufficient space on the site for an additional dwelling
- 2.2 The existing house is typical brick cavity construction repeated throughout the estate for council housing. At some point during the 1980's a change in government policy allowed council tenants to purchase their tenanted houses. This house benefitted with this relaxation and the new owners altered the front elevation with the introduction of first floor tile-hanging and a pitched porch over the entrance door.

- 2.3 The Proposal is to hive off approximately 164m² of the rear garden to provide a site for the additional house. The existing site area is 333m² (0.03 Hectare)
- 2.4 Planning History for this site
04/69008/000 Single storey rear extension – Grant permission/consent/certify lawfulness
- 2.5 The site is not within a Conservation Area
- 2.6 The site is bounded by the rear gardens to dwellings in Blendworth Crescent and Kingsworthy Road.
- 2.8 The site is not prone to flooding

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will be judged against the National Planning Policy Framework along with the following Havant Borough Local Plan (Core Strategy) policies
CS9 Housing
CS11 Protection of Special Environment
CS16 High Quality Design (supplemented by Borough Design Guide SPD)
CS21 Developer Contributions
DM8 Protection of Existing Natural Features
Parking Standards 2016
- 3.2 The site is located in an urban area whereby residential development is normally permitted subject to the provisions of the Development Plan and any other material considerations.
- 3.3 The proposal would generally support the aims and objectives of the Havant Borough Local Plan, which seeks to provide an additional 6,300 homes in the Borough. As per advice laid out in Policy CS9 of the Local Plan
- 3.4 We acknowledge that a contribution of £176.00 will be applicable to mitigate against the effects of recreational disturbance on the Solent Special Protection Area by means of the Solent Recreational Mitigation Partnership directive.
- 3.5 We understand that contributions will be required under the Community Infrastructure Levy based upon the square meterage of new residential floorspace. The amount to be agreed with Havant Borough Council.

4.0 PRE-APPLICATION ADVICE

- 4.1 Pre-Application advice in this instance has not been sought from Havant Borough Council

5.0 DESIGN STATEMENT

- 5.1 The proposal is for the erection of a two storey, three-bedroom dwelling to the north of the existing house. The proposal is to hive off approximately 165m² of the rear garden and provide a separate access direct from the rear carpark area. Pedestrian access is also provided from Blendworth Crescent.
- 5.2 The aesthetic has been chosen to mimic that of the existing buildings surrounding the site.
- 5.3 Finishes to be an interlocking concrete tiled roof to match that of the existing house and stock LBC wire cut brick walling. Windows will be white UPVC.

- 5.4 Accommodation is over two floors with part of the existing single storey rear extension forming the kitchen and dining areas. The bulk of the two-storey element has been brought away from the existing building so that adequate light can still be provided into the bathroom of the existing house.
- 5.5 The main entrance into the house is from the parking spaces to the rear
- 5.6 The orientation of the house is East-West with no windows on the West elevation overlooking the remaining houses in this terrace. The main windows are all east facing and although they overlook the large rear gardens of neighbours there is no direct views into adjacent dwellings which are approximately 20 metres away. Views into the subdivided garden from the existing house will be shielded by a 1.8m high timber fence.
- 5.7 External parking can be provided for two vehicles without detriment to the parking to the existing dwelling.
- 5.8 Public transport is available at east end of Blendworth Crescent at the junction with Bedhampton Way. Bus route 39 travels to Havant in one direction and Crookhorn, Stakes Hill, Waterlooville and Wecock Farm in the other direction.

6.0 ACCESS STATEMENT

- 6.1 The site is accessed off the open space area facing Blendworth Crescent with vehicular access to the rear off the communal parking/garage area accessed from Soberton Road and provides good vehicular and pedestrian access.
- 6.2 Access to the dwelling will be made suitable for all users including wheelchair access and prams.
- 6.3 The room sizes for the proposed house accord with the minimums given within the Nationally Described Space Standards.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 These proposals do not affect any mature trees or those with preservation orders. There are no significant trees within the site or the surrounding rear gardens to the neighbours.
- 7.2 As the locality is a large housing estate there will be no impact on the ecology of the area caused by this development.

8.0 REFUSE COLLECTION

- 8.1 The proposals include a location for two 240 litre wheelie bins, one for general waste and the other for recyclable waste in accordance with Havant Borough Council policy.
- 8.2 These will be stored adjacent to the property and moved to a collection point along the pedestrian access for collection.

CONCLUSIONS

- The proposed development will provide much needed additional residential accommodation within this location.
- The design is in keeping with the aesthetic of the locale
- The plot of land retained by the original dwelling is still significant allowing for all general amenities.
- The scheme has been carefully designed in every respect and accords with relevant planning policies