

Planning Statement

Erection of one dwelling with associated access and car parking
(alternative scheme to that approved under APP/17/00943)
15 Horndean Road, Emsworth

For

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1 INTRODUCTION

- 1.1 This Planning Statement is prepared on behalf of Mr Paul Melbert and Ms Lorraine Curtis in support of a full Planning Application for the following development:

Erection of a dwelling with associated car parking and access

- 1.2 The proposal is a self-build project for occupation by the applicants. It is submitted as an alternative scheme to that approved under APP/17/00943.

- 1.3 The proposal relates to the rear garden of 15 Horndean Road in Emsworth.

- 1.4 This Planning Statement includes a discussion of the following matters:-

- Site and surroundings
- Proposed development
- Planning Policy
- Scheme Appraisal

2 BACKGROUND

- 2.1 The application site is located on the south side of Horndean Road in the built up area of Emsworth.
- 2.2 The site extends to 0.83 hectares and comprises a two-storey two-bedroom detached house with associated garden and parking area. The garden has a number of small outbuildings and an area of hardstanding to the rear. There is a side access of 5.2m in width to the south of the property, and a 1.8m access to the north of the property. The length of the rear garden varies from 32m to 42m from the rear of the house and is 14m in width.
- 2.3 To the front of the property is a gravelled parking area and lawn of 13.5m in depth.
- 2.4 The site is located on the southern end of a row of detached dwellings. The neighbouring dwelling is a recently extended chalet-style property. To the east of the site is St James Primary School, to the south is Emsworth Recreation Ground and to the west is farmland forming part of a proposed strategic allocation for 1650 houses.
- 2.5 A made and lit footpath runs across the front of the property and bus stops are located immediately opposite and a 6 minute walk away served by the 44B and 641 bus services. Emsworth train station is a 9 minute walk away.
- 2.6 The site is located in close proximity to a range of services as detailed in the table below:

Facility	Details	Distance from Application Site
Grocery store	Tesco Express 17 North Street, Emsworth	960m

Primary School	St James Primary School Horndean Road, Emsworth	5m
Secondary School	Glenwood School Washington Road, Emsworth	1200m
Sixth Form	Havant College New Road, Havant	5100m
Doctors Surgery	Emsworth Surgery 6 North Street, Emsworth	800m
Dentists Surgery	Emsworth Dental Surgery 30 High Street, Emsworth	1100m
Leisure Centre	Havant Leisure Centre	4300m
Train Station	Emsworth Train Station	800m
Bus Stops	Belle Vue Lane / Helston Drive	5m / 400m

- 2.7 The site has planning permission for the erection of a two bedroom bungalow, granted under planning permission ref APP/17/00569. Condition 2 required the development to be carried out in accordance with submitted plans. This was varied under permission ref. APP/17/00943 to allow for an internal reconfiguration, the creation of a mezzanine level, fenestration alterations/additions, the raising of the ridge height and the partial enclosure of the porch.

3. PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the erection of a chalet-style dwelling within the rear garden of 15 Horndean Road in Emsworth. The dwelling will be a self-build project for occupation by the applicants.
- 3.2 The applicants would like to vary the original planning permission, mainly to provide a master bedroom at first floor level but also to reconfigure the internal layout.
- 3.3 As planning permission has already been granted for a dwelling on the site and therefore the principle has been accepted, this section focusses on the differences between the approved and proposed schemes.
- 3.4 The proposed dwelling is a chalet style dwelling comprising an open plan kitchen/diner/living room, two bedrooms, a bathroom, downstairs shower room and storage cupboards. The ground floor GIA is 68.7sqm.
- 3.5 The approved mezzanine level is proposed to be substituted with a first floor providing a master en-suite. The first floor GIA is 35.6sqm.
- 3.6 The property would occupy a footprint of 81.4sqm, compared with the approved scheme which was 70sqm.
- 3.7 The proposed dwelling would be sited 1m from the northern boundary and 2m from the southern boundary, as per the approved dwelling.
- 3.8 The only glazing on the northern boundary would be a small window serving the main bedroom. This could be obscure glazed if considered appropriate. All main living areas face to the rear (west) of the property to avoid overlooking into the neighbouring properties to the east and north. There are no neighbouring properties to the south or west that could be overlooked.
- 3.9 The proposed dwelling would have a height to eaves of 2.6m, and height to ridge of 5.8m. This compares with the approved bungalow which had a height to eaves of 2.5m and height to ridge of 5.5m.

- 3.10 Two car parking spaces would be provided to the front of the dwelling with a turning area to the side (south), as per the approved scheme. There is ample space around the property to incorporate secure cycle storage.
- 3.11 Access to the dwelling would be via the existing access point on Horndean Road which would be shared with No. 15. A new driveway of 3.6m in width would run to the south of the existing property, leaving a buffer of 1.6m between the driveway edge and the southern elevation of No.15 to protect the amenity of the existing property. Again, this is as per the approved scheme.
- 3.12 The proposed dwelling would have a garden varying in depth between 11.4m – 16.2m due to the angle of the rear boundary, but averaging 13.8m with an average width of 14m.
- 3.13 The existing dwelling would retain two parking spaces to the front of the property, with a turning area to enable vehicles to egress in a forward gear. It would retain a rear garden of 10m in depth, as per the approved scheme.
- 3.14 There would be a distance of 16m between the ground floor bedroom window of the proposed dwelling and existing property at No.15, and 12.5m to the (recently extended) neighbouring property. As this window serves a bedroom and would be at a height lower than a 2m boundary fence views into the neighbouring properties would not in any case be possible.
- 3.15 The planning application is now supported by a topographical survey. This revealed that a strip of land at the western end of the application site is unregistered, although the applicants and previous owner of the property have always used it as their garden. The applicants have now instructed solicitors to register the land as theirs under adverse possession rights, however as this process has not yet been completed the application is being advertised in the Hampshire Independent on 15th June 2018. A copy of the advertisement is submitted with the planning application.
- 3.16 The survey has also revealed a ditch running across the rear of the site. The ditch is filled in and has not performed any function at least since the applicants'

occupation of the property over 10 years ago. However, if considered appropriate the applicants would be willing to reinstate it as, for example, a French drain, or left as is with decking placed over.

4 PLANNING POLICY

4.1 Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the relevant Development Plan comprises the Havant Borough Core Strategy 2011 and Borough Design and Residential Parking and Cycle Standards Supplementary Planning Documents. The National Planning Policy Framework is a material consideration.

4.2 Emsworth is not yet the subject of a Neighbourhood Plan.

National Planning Policy Framework (NPPF)

4.3 The NPPF sets out a presumption in favour of sustainable development against which all housing proposals should be assessed.

4.4 Paragraph 56 states that good design is a key aspect of sustainable development.

4.5 Paragraph 58 requires development to respond to local character.

4.6 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.

Havant Borough Core Strategy 2011

4.7 The Core Strategy sets out the planning framework for the borough until 2026. The accompanying Proposals Map identifies the site as lying within the urban area boundary for Emsworth. The site is adjacent to a Local Green Space and Site of Nature Conservation Importance. The rear of the site forms part of a mineral deposit area which, together with the SNCI, form part of a wider Strategic Site running between Denvilles and Emsworth identified within the Local Plan Housing Statement (December 2016).

- 4.8 Policy CS17 states that development will be permitted that makes the most effective use of land in the borough by granting planning permission that concentrates new housing and other forms of development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island.
- 4.9 Policy CS16 requires development to be designed to a high standard and which responds to local context, providing a positive relationship between buildings, streets and spaces.

Havant Borough Design Supplementary Planning Document (2011)

- 4.10 The SPD sets out information on what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development.
- 4.11 Section 5 sets out guidance on proposals for backland and infill developments in recognition of the role they have to play in delivering the council's housing and development targets.
- 4.12 The guidance states that proposed backland dwellings should be subservient to the frontage property, and smaller in scale, massing and scale.
- 4.13 Access roads to backland sites should utilise existing access points wherever possible.
- 4.14 There should be a distance of at least 20 metres between back to back dwellings with minimum front to front dimensions dependent on local context.
- 4.15 Garden length should normally allow 10 metres between the dwelling and boundary.
- 4.16 The internal floor layout should concentrate habitable rooms away from adjacent properties where overlooking could be an issue.

- 4.17 Design of new homes should maximise the amount of penetrable daylight to dwellings whilst balancing other considerations such as privacy and the visual impact of the street.
- 4.18 All new dwellings should provide access to private amenity space.

Havant Borough Parking Standards Supplementary Planning Document (2016)

- 4.19 The SPD requires 2 bed dwellings to provide at least 2 car parking spaces and storage provision for 2 cycle parking spaces.

Solent Recreational Mitigation Project (SRMP)

- 4.20 The SRMP introduced a requirement for a contribution of £176 per new dwelling to be paid to mitigate against the effects of recreational disturbance on the Solent Special Protection Area.

Community Infrastructure Levy

- 4.21 As this is a self-build project, exemption from CIL is claimed. Form 7: Self Build Exemption Claim Part 1 is duly submitted with the planning application.

5 APPRAISAL

5.1 As the principle of development has already been considered acceptable, the main issues in the consideration of the planning application are considered to be as follows:

- Impact on the character and appearance of the area
- Impact on amenity
- Highway requirements
- Ecology
- Trees
- Community Infrastructure Levy

5.2 These issues are discussed in further detail below.

Impact on the character and appearance of the area

5.3 The advice given in the Havant Borough Design SPD has been closely followed in developing proposals for the site.

5.4 The immediate area features a variety of house styles including chalet style dwellings (eg No. 17) bungalows, and two storey dwellings (eg No. 15) which presents a range of options. Having particular regard to preserving the neighbour's amenity and wishing to present a dwelling that would appear subservient to the frontage property, being smaller in scale, massing and scale the proposed chalet style dwelling is considered appropriate. Its low height and subordinate nature which at most would only be glimpsed from the street scene make this a suitable dwelling style for the site.

- 5.5 The dwelling is proposed to be clad in timber ‘Marley Eternit C60 Cedral Lap Forest Grey’ weather-boarding on a Sussex clay brick plinth. The main roof would be clad in heritage style Sussex clay tiles.
- 5.6 A distance of 16 metres is provided between the front of the proposed bungalow and the rear of the existing property at No.15. Whilst the SPD refers to a distance of 20m being required between properties, this relates to first floor windows rather than ground floor windows where boundary fencing is likely to prevent overlooking. 12m is also provided to the neighbouring property to the north, although again a boundary fence would interrupt any opportunity for overlooking from the ground floor windows. All windows serving living areas are located to the rear or south of the property where there are no properties to overlook.
- 5.7 The proposed dwelling would have a garden with an average length of 13.8 metres. The existing property would retain a rear garden of 10m in depth. This accords with the SPD guidance that suggests a garden depth of 10m.
- 5.8 The existing access point on to Horndean Road is to be used to serve the proposed and existing dwellings. A width of 5.2m currently exists to the south of the existing property which will be utilised to provide a 1.6m buffer and 3.6m driveway with planting. This is considered adequate width to serve a single dwelling which is unlikely to generate a significant number of car movements, particularly given the availability of public transport options and the excellent pedestrian links that connect the site with Emsworth’s facilities.
- 5.9 Opportunities to maximise natural daylight have been taken with the main living area located on the southern end of the property with windows on the west and south elevations. The location of the main living space within the southern part of the property also provides distance between it and the neighbouring property to the north to protect amenity.

Impact on amenity

- 5.10 As mentioned above, as the windows on the eastern elevation are at ground floor level and sit at a lower height to a 2m boundary fence there would be no opportunity for overlooking from these.
- 5.11 All living areas have windows facing to the west or south away from existing properties.
- 5.12 The window on the northern elevation serving the main bedroom could be obscure glazed if considered appropriate.
- 5.13 The dwelling is unlikely to generate a significant amount of vehicular movements, and is unlikely to affect neighbouring amenity by reason of vehicular noise.
- 5.14 As a modest 2 bedroom dwelling the activity associated with it is considered unlikely to be harmful to neighbouring amenity in this established residential area.

Highway requirements

- 5.15 The proposal provides for 2 car parking spaces to the front of the bungalow with a turning area to enable vehicles to leave in a forward gear. 2 spaces would also be retained for the existing property. This is in accordance with the Parking SPD.
- 5.16 Ample space exists around the property for secure cycle storage to be provided.

Ecology

- 5.17 A preliminary ecological assessment was undertaken for the original application and is submitted again for completeness. This confirms the proposal would have no impacts on ecology.

Trees

- 5.18 An Arboricultural Survey, Impact Assessment and Method Statement are submitted with the application. Whilst these relate to the original application it remains valid for the current proposal. The reports confirm there are no protected trees on or near the site. Four category C trees/shrubs will need to be removed to facilitate the proposed development but these have been assessed as being small specimens of limited amenity value whose loss will not have a notable impact on the surrounding landscape.
- 5.19 All category A and B trees will be retained and the proposed dwelling and new surfacing will be located outside the root protection areas of all retained trees.

Community Infrastructure Levy

- 5.20 As the proposal is a self-build project, exemption from CIL is claimed.

6 SUMMARY

- The site is located within the urban area of Emsworth where new housing is supported in principle. Planning permission has already been granted for one dwelling on the site.
- The site is located within walking distance to public transport nodes and a wide range of services, including a primary school and recreational park immediately adjacent.
- The advice given in the Havant Borough Design SPD has been closely followed and the proposals comply with all relevant criteria.
- Particular care has been taken to ensure the amenity of the existing and neighbouring properties are protected.
- The proposals comply with parking standards through the provision of 2 parking spaces for both the existing and proposed dwellings. Adequate space exists within the new plot for adequate cycle storage to be provided.
- All category A and B trees will be retained and the proposed dwelling and new surfacing will be located outside the root protection areas of all retained trees.
- A preliminary ecological assessment has been undertaken and confirmed the proposal would have no impacts on ecology.