

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 **Reserved Matters Application** regarding the details of the appearance of the proposed development and the landscaping of the site. This relates to the proposed removal of existing commercial buildings and construction of 3No. detached 2 bed houses (ref APP/15/00408 dated 30 October 2015)
- 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 This Design statement should be read in conjunction with PLC Architect's drawings 17.2274.100P1,101P1,102P1, 103P1 & 104P1

2.0 THE SITE

- 2.01 The site (0.1ha) is located to the north of Waterloooville 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.

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.

5.0 SCALE

5.01 The stepped ridge heights of the 3 x proposed chalet bungalows responds to the heights of the properties locally. Unit 1 to the south is a bungalow with limited accommodation at first floor. (Ridge height: 5.9m above ground level; 48.8m AOD) whilst units 2 & 3 are designed as chalet bungalows. (Ridge heights: 6.4m above ground level; 49.5mAOD)

6.0 AMOUNT AND USE

6.01 This Reserved Matters application relates to the proposed construction of 2No. detached, two bed chalet bungalows. (80 & 82sqm (GIA) and 1 No. detached bungalow with limited accommodation at first floor (74sqm 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 and 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 The 3 No. dwellings are arranged in staggered terrace form accessed via the existing driveway.

7.02 The dwellings will be of standard duo-pitch roof with fenestration primarily located on the eastern and western elevations. External materials to comprise a mix of brick and painted render.

7.03 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 spaces are provided by means of a metal loop secured to the side walls of each dwelling.

- 7.04 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: Marshalls Saxon paving (Natural). Marshalls Driveline Piora permeable block paving:(Charcoal) for vehicular and pedestrian areas. Boundaries: 1.8m high close boarded timber fencing to the side and rear.
- 7.05 Proposed landscaping is limited to simple low maintenance shrubs within the parking and frontage areas in order to ensure that future upkeep is minimised. Works to the existing trees are covered in the Arboricultural Impact Assessment at the Outline Application stage. Rear gardens are to be laid to lawn.

8.0 CIL & CONTRIBUTIONS

- 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 235sqm. Zero CIL payment is therefore anticipated subject to LPA confirmation. In addition, a contribution of £181.00 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA)

9.0 CONCLUSION

- 9.01 This Reserved Matters 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 and seeks permission for the outstanding reserved matters including details of the appearance of the proposed development and the landscaping of the site.

The details of appearance and landscaping have been designed in accordance with the National Planning Policy Framework and relevant policies contained within the Havant Borough Core Strategy and SPD.