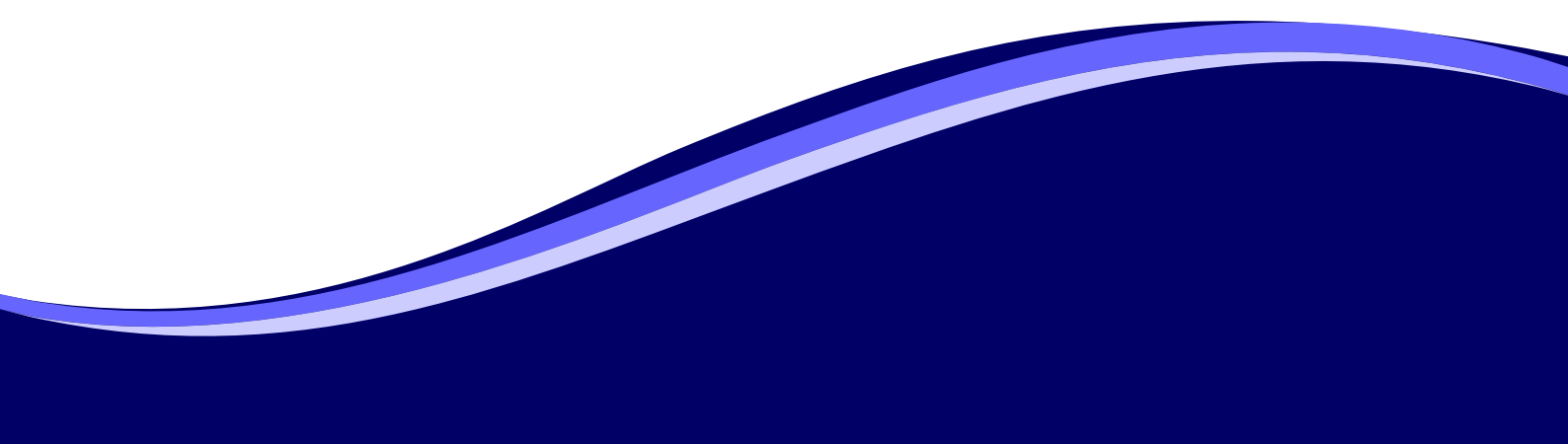


Design & Access Statement

Incorporating Planning and Sustainability
Statement

11 Queen Anne's Drive
Havant
Hampshire
PO9 3PG

Erection of two dwellings

Decorative wavy lines in shades of blue and purple sweep across the bottom of the page.

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1 Introduction

Document type:

Design and Access Statement and Planning and Sustainability Statement (required by Local List)

Site Address:

11 Queen Anne's Drive, Havant, Hampshire, PO9 3PG

Proposal:

Demolition of the existing and the erection of two detached dwellings with associated access and parking

Application type(s):

Full planning permission

Client:

KPR Homes Ltd.

Architect

DOT architecture

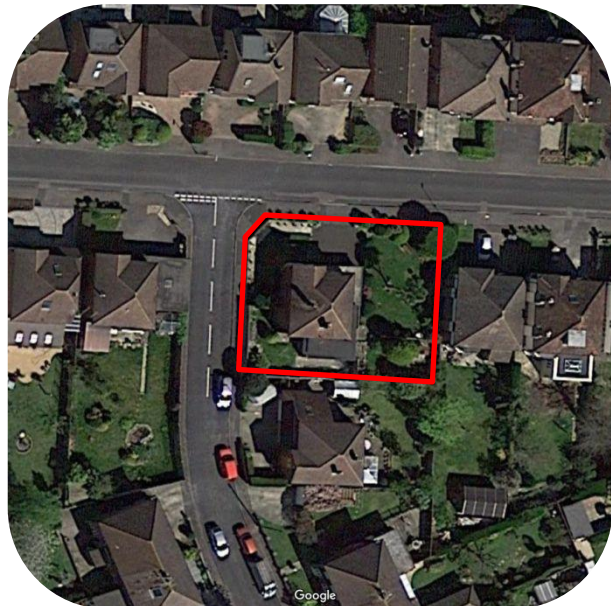
Author:

Miss J. Glover, MSci

Date:

April 2017

Location:



2 Background

The Site

Site area

588 sq.m

Topography

Generally level

Use

C3 residential and curtilage

Layout

Corner plot situated on the junction between Norman Way to the west and Queen Anne's Drive to the north. The existing dwelling is set back from both highways with a frontage facing north onto Queen Anne's Drive, whilst its rear faces south onto an adjacent house sited on Norman Way. The dwelling has a side garden which creates an uncharacteristic gap in Queen Anne's Drive frontage.

Scale

2 storey square plan form with a single storey extension to the side and rear and built-in double garage.

Appearance

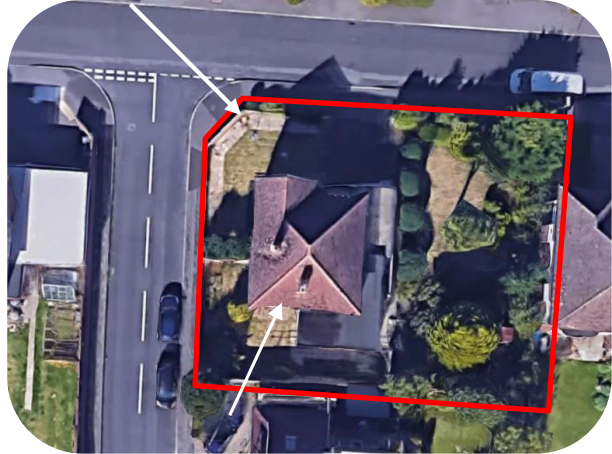
The existing property would appear to date from c.1950. The dwelling is two storeys with a red brick exterior and a hipped clay tile roof. It has a two storey projecting bay with a gable.

Landscape

Garden area with mixed shrubs and planting. Garden land is laid to lawn with brick wall front boundary and fenced rear boundaries.

Access

Vehicle and pedestrian access is provided from Queen Anne's Drive.



Location Plan



Front Elevation



Rear Elevation

Site Photos



Side view of house



Side garden adjacent to Norman Way



Existing garden



Queen Anne's Drive street scene
(opposite site)



Rear garden and extension



Norman Way street scene

The Surroundings

Character Overview

Traditional 20th century suburban area with mixed development form.

Use

Predominately C3 residential but with a range of surrounding commercial and community uses within the wider area. Residential use mainly comprises detached houses.

Amount

Varied densities within the residential area depending on the building form and a wide range of plot sizes.

Layout

Strong frontage development pattern on streets set out in a rough grid. Dwellings have consistent building lines and are generally evenly spaced. Mix of detached and semi-detached in the area, but Queen Anne's Drive only has detached.

Scale

Predominantly modest two storey dwellings.

Commercial units within the wider area are typically two storey.

Appearance

Characteristically circa 1950's housing. Queen Anne's Drive has common architectural detailing but each dwelling is unique.

Landscape

Typical suburban front gardens with varying levels of soft landscaping and hardstanding. Mix of front boundary treatments including timber fencing, hedging and low brick walls. Rear gardens are typically laid to lawn with some trees on rear boundaries.

Access

A sustainable location that is well served by public transport. There are a number of bus stops along Bedhampton Road and Hulbert Road, and Bedhampton Train Station is within walking distance from the site. The surrounding area provides many amenities such as shops and services.



Planning Policy

National Planning Policy

At the heart of the Framework is a **presumption in favour of sustainable development** (para 14). As part of this presumption the NPPF actively **encourages new residential development in sustainable locations** (para 49) and has a particular emphasis on the effective use of land by **reusing land that has been previously developed** (paras 17 & 111).

Paragraph 50 of the NPPF details how LPA's should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups, in the community. It also states how LPA's should identify the size, type, tenure and range of accommodation that is required in particular locations and reflecting local demand.

Section 7 Requiring Good Design, encourages good design, which ought to be achieved by incorporating the following factors which are addressed in respect of the proposal:

optimising the potential of the site (para 58 bullet 3) – the scheme aims to maximise the potential of the site without material harm to the character of the area;

responding to local character without stifling innovation, originality or initiative the proposed scheme aims to take the initiative of improving the site. The scheme positively addresses the street and responds to local character .

being visually attractive as a result of good architecture and appropriate landscaping (para 58 bullet 6) – the applicant considers that this is the case in respect of the proposed scheme; and

taking opportunities available for improving the character and quality of an area and the way it functions (para 64) – again the aim of the proposal is to take the opportunity to improve the character and quality of the area ("local distinctiveness") by introducing a scheme of good architecture on an underused site, improving the appearance of the street scene.

The Development Plan

Havant Borough Core Strategy (adopted March 2011)

CS9: Housing – Planning permission will be granted for housing developments that achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form. Also, development should provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

CS14: Efficient Use of Resources – New residential development should meet the criteria of Level 3 of the Code for Sustainable Homes, unless proven to be financially or technically unviable – *See Sustainability Statement.*

Cont. CS16: High Quality Design - Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. In addition development should respond to the character of the area and not be detrimental to neighbouring amenity or local landscape features.

CS17: Concentration and Distribution of Development within the Urban Areas – Development should make the most effective use of land in the Borough, with a priority on redeveloping existing brownfield sites. Housing developments should also be primarily delivered in the 5 existing urban areas identified by the plan.

Supplementary Planning Documents

- Borough Design Guide SPD (Adopted December 2011)
- Housing SPD (Adopted July 2011)
- Residential Parking and Cycle Provision SPD (Adopted March 2010)

Havant Borough Local Plan Allocations (adopted July 2014)

AL1: Presumption in Favour of Sustainable Development - When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social

and environmental conditions in the area. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether: 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or 2. Specific policies in the NPPF indicate that development should be restricted.

AL2: Urban Area Boundaries and Undeveloped Gaps between Settlements -

The Borough's undeveloped gaps are those areas between the urban area boundaries of Waterlooville, Leigh Park, Havant, Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester.

3 Design Response

Overview

It was considered that the site would be suitable for development with two detached dwellings which would improve the Queen Anne's Drive street scene by removing the uncharacteristic gap in the frontage.

Use

The continued residential use of the site would not be out of character in this established residential area. Moreover, the site is not allocated in the Development Plan for other uses.

Amount

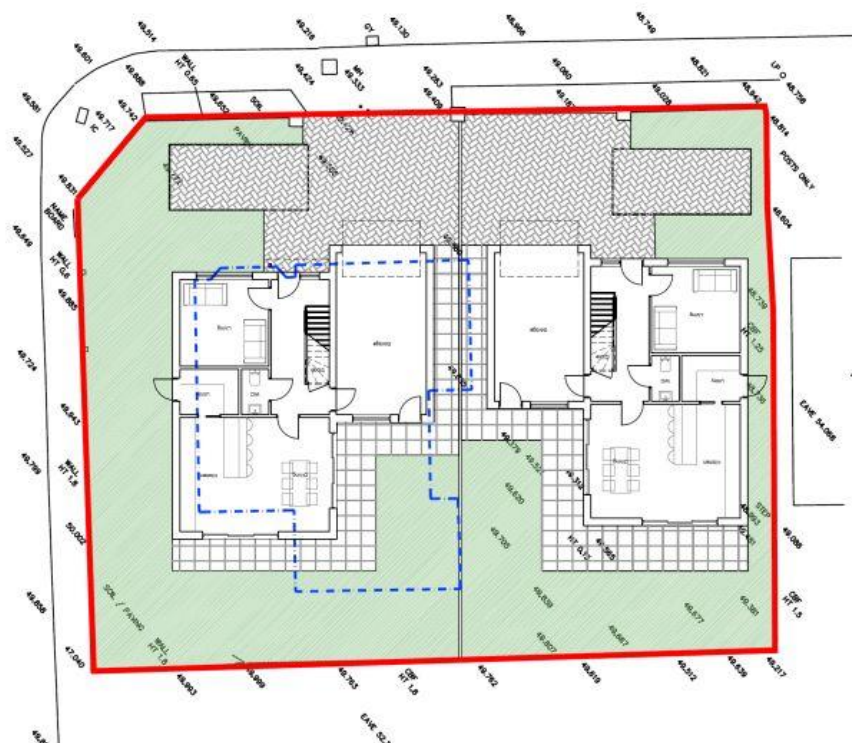
The proposal is seeking planning permission to divide the plot and erect two four-bedroom dwellinghouses with associated access, parking and amenity space.

The amount of development has been driven by the following considerations:

- The need to respect the character of the surroundings;
- The need to avoid harm to neighbouring properties;
- The need to create a viable scheme; and
- The need to make best use of highly accessible urban land.

It was considered that two dwelling was the appropriate number to respect the pattern of dwellings in the street scene. In terms of site coverage, whilst there is a modest increase, the proposal is in line with other dwellings in the locality.

The amount of development proposed has been carefully balanced to create an attractive scheme which would not represent overdevelopment. Therefore it avoids creating an overbearing impact on the neighbouring plots, thus maintaining the amenities of neighbouring residents.



Site Plan

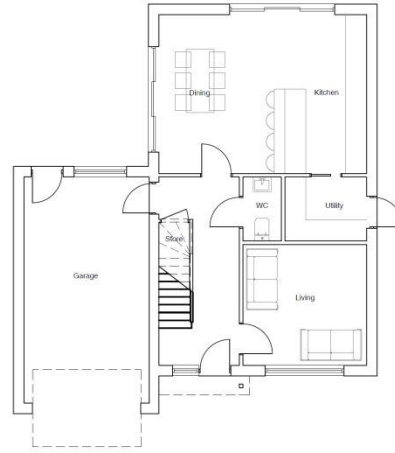
Layout

The layout of the proposed development has principally been driven to align with the layout on the existing development on the street, in particular the set back, the plot width and spacing between dwellings. The proposed dwellings respect the established building lines and orientation of the respective neighbouring properties on Queen Anne's Drive and Norman Way. The spacing between the proposed dwellings and the proposed and neighbouring dwellings would be consistent with the established pattern in Queen Anne's Drive.

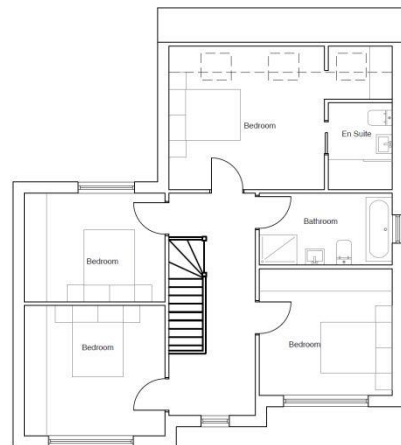
The front gardens would be laid out in a manner typical of the street with parking and soft landscaping.

The dwellings have been designed with a stepped footprint to ensure they each have a 10m long rear garden without compromising the level of accommodation. The resultant L-shaped garden spaces would provide ample, usable private garden areas.

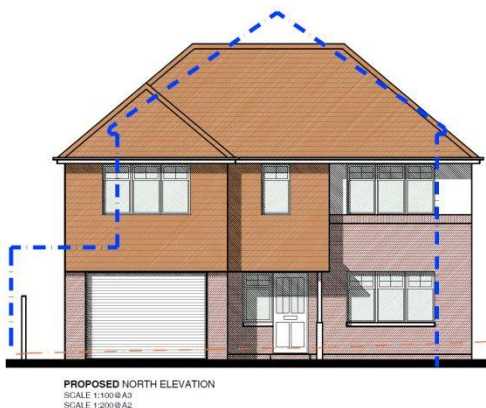
Internally, the ground floor of the units would feature an open-plan kitchen/dining room area, lounge and WC, with both units also featuring an integral garage. On the upper floor there would be three double bedrooms, a master bedroom with En Suite, and a bathroom.



Unit 2 - Ground Floor Plan



Unit 2 - 1st Floor Plan



Unit 2 - Proposed Elevations

Scale

The scale of development proposed on this scheme has been calculated to provide the best use of the site, without representing an overdevelopment. The proposed dwellings would be of a modest scale comparable to neighbouring units. This allows the proposed development to integrate into the existing built form of the area without any difficulty, as it would commensurate with neighbouring units.

The street scene plan demonstrates that the scale of development would be in line with the existing dwellings within Queen Anne's Drive.

Appearance

The new residential dwellings would be in keeping with the style of the neighbouring properties. The proposed architectural style is traditional with references to the original dwellings in the area. The properties will have hipped tile roofs, the walls will be a mix of red brick and render with tile hanging elements. There will be a projecting bay feature and multi-pane windows.

These factors contribute to a high quality design solution which would make a positive contribution to the built environment, fitting in well with the established development in the area.



Unit 1 – East Elevation



Unit 1 – North Elevation



Unit 1 – South Elevation



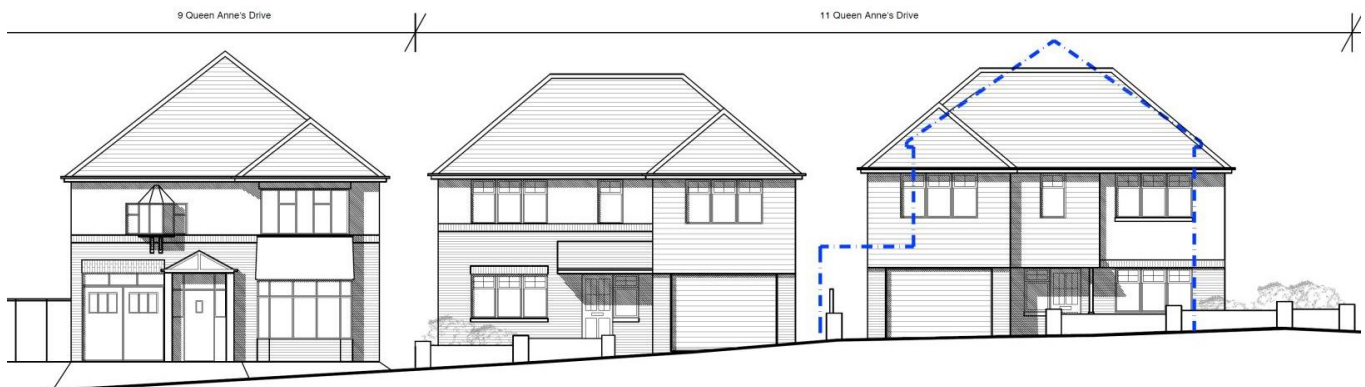
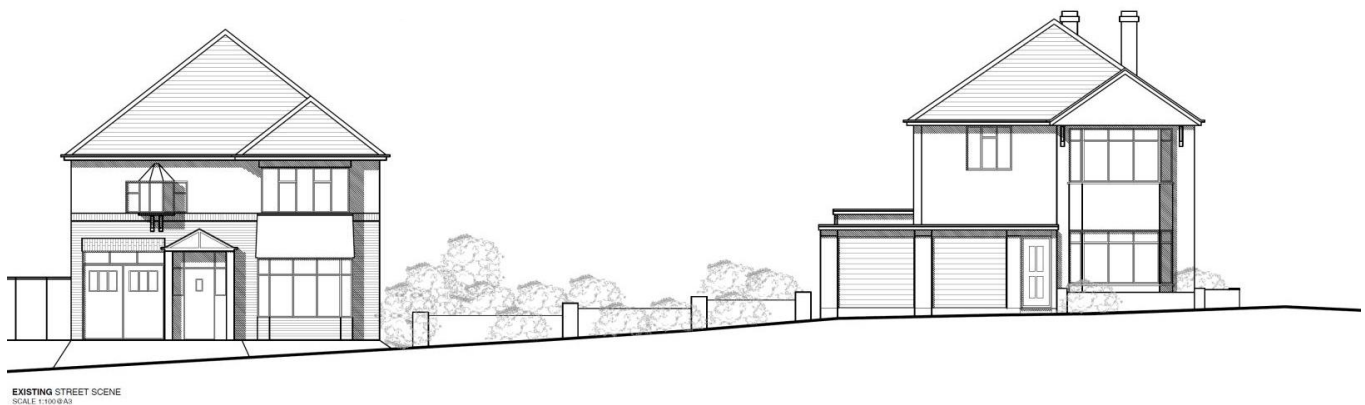
Unit 1 – West Elevation

Landscaping

The landscaping is anticipated to be detailed by planning condition however it is likely that the front boundary will be a similar low wall to existing and with typical domestic soft landscaping in keeping with the street.

Access

Vehicle access to the dwellings will be taken from the Queen Anne's Drive, in the location of the existing access point. It is considered that this will have minimal impact on the street scene. Boundary treatments at the access points will be no higher than 600mm to ensure good visibility. In accordance with LPA guidance the development will provide a minimum of 2 car parking spaces per unit, with a garage for each unit and driveway space for at least one additional car.



Existing and Proposed Street Scene

Sustainability Statement

A sustainability statement is required by the Local List to address Core Strategy policy CS14.

The criteria of **CS14** are addressed as follows:

1. Development must provide adequate land or funding for waste management infrastructure;

The layout of the development will facilitate the storage and collection of waste bin and recycling containers. On collection days all bins and/or containers will taken to the front of the property for safe collection.

2. Development should contribute to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area;

The roofs will provide roof planes with suitable orientation for photovoltaic panels and solar panels.

3. On completion, unless proven to be financially or technically unviable, new residential development should meet Level 3 of the Code for Sustainable Homes; and particular attention should be paid to water efficiency measure;

Code for Sustainable Homes:

The following measures can be incorporated into the new units and are likely to result in the proposal meeting at least Code level 3:

- Providing high efficiency gas fired condensing boilers (min 90% efficiency).
- An alternative heating arrangement/ combination using ground or air source heat pump technology.
- High level of insulation to building envelope.
- Use of grey water systems to reduce clean

water consumption.

- Control technology to both heating and ventilation systems.
- Enhanced double glazing.
- Enhanced construction detailing and construction to reduce air leakage.
- Energy efficient lighting and appliances.
- Use solar technology to provide hot water (solar panel) and electricity (photovoltaic).

All of the above will be subject to the advice of a Code for Sustainable Homes Assessor and recommendations for this scheme.

Water Efficiency:

The design will provide for rainwater run-off from roof and permeable hardstanding areas to discharge into soakaways and the possible use of a grey water system. Furthermore, the development will be designed to use no more than approximately 125 litres of water per person per day. This could be achieved by fitting a number of items such as:

- 6/4 Dual Flush WC.
- Flow Reducing/Aerating taps throughout.
- 6-9 litres per minute shower
- a smaller, shaped bath – still long enough to lie down in, but less water required to fill it to a level consistent with personal comfort.
- 18ltr maximum volume dishwasher.
- 60ltr maximum volume washing machine.

4 Planning case

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 38(6) Planning and Compulsory Purchase Act 2004

Development Plan

Policy CS9

The site is situated in a sustainable location close to public transport and local amenities. The development would respect the character of the area and would provide dwellings which would meet a local housing need whilst integrating into the surroundings.

Policy CS14

The Sustainability Statement submitted as part of this application demonstrates the development would comply with this policy.

Policy CS16

The various matters set out in this policy have been dealt with in the previous section and it is concluded that the proposed development will fit in well with the adjoining buildings and the surrounding area in all respects including siting, scale, massing, height, design details, materials and appearance. It is considered that the proposal would enhance the character of the area and would not be detrimental to neighbouring amenity. Furthermore, it is considered that this proposal would enhance the

Queen Anne's Drive street scene by removing the existing gap in the frontage.

Policy CS17

The proposed development is considered to make the most effective use of site and will contribute to the Borough's housing need.

There would appear to be no other Development Plan policies directly applicable to this proposal. It is therefore considered that the proposal complies with the Development Plan.

Material Considerations

There are no material considerations which would count against the proposal. The proposal provides a good opportunity to create new family dwellings in a sustainable location within the development boundary.

Conclusion

As the proposal complies with the Development Plan and there are no material considerations which indicate that it should be determined otherwise, the proposal ought to be approved.