



**Designers Statement for proposals
to create 1 new dwelling on land west of
Redlands House, Long Copse Lane,
Emsworth, PO10 7UR**

Introduction:

This statement is prepared in support of a planning application for the construction of 1 x 5 bedroom dwelling on land to the west of the application site **Redlands House**.

Consultation – Local Plan Housing Statement:

In December 2016 Havant BC confirmed by email that the Redlands House site as a whole had been allocated in the Local Plan Housing Statement as land suitable for residential development. An indicative figure of 5 dwellings had been allocated under UE67.

Please refer to email (sent from David Hayward – HBC Planning Policy Team Leader) submitted as part of this planning application.

Pre-planning application consultation.

In September 2017 a pre-planning application was made to Havant BC for the construction of 4 new dwellings on the application site (GEN/17/01118). The comments made by Mrs D Haywood in her response letter have been carefully considered and where appropriate have been addressed in this application.

Context:

The applicant's live in and own Redlands House, in addition to this they also own and rent out the neighbouring property The Coach House.

Originally built as two separate properties Redlands House is a large detached 7 bedroom dwelling. It has a large south facing garden to the rear which, prior to the applicants owning the site was further enlarged when the bottom half of The Coach House was purchased. This area is currently being used by the owners as an allotment.

The north, south and western boundaries are heavily populated with a number of mature trees. The trees to the south will not be affected by the new proposal. The trees to the north and west boundaries will, where possible be retained in the new scheme particularly those on the western boundary as trees situated here provide a good screen between Redlands House and the nearby flats to the west.

Amount:

The proposal's as outlined in this application is for the following works:

- i) To construct 1 no. detached dwelling on the west side of Redlands House.
- ii) To form a new vehicular access off Long Copse Lane and adjacent to Redlands Lane.

It is proposed that the garden to the west side of Redlands House is used to create a 5 bedroom detached house. This will occupy a site which measures approx 1,203msq.

Vehicular access will be located in the north west corner adjacent to Redlands Lane. This has been identified for the following reasons:

- i) Good visibility splays along this part of Long Copse Lane.
- ii) Poor condition oak tree – deemed dangerous which needs to be removed.

An arborist has inspected the trees around this area and confirmed that the large oak tree located on the corner of the plot is of poor quality. Removing this tree creates the opportunity to make provisions for a new vehicular access serving the new dwelling.

The applicant/agent are aware of the development that was granted planning permission south of Redlands House at 'Land rear of 38-40 Long Copse Lane' (APP/14/00064). It was noted that an enlarged turning head was recommended by Highways Department at the junction of Long Copse Lane and Redlands Lane. It is of the applicant / agent's opinion that the new access being proposed for this application will actually help to widen this junction and improve the manoeuvring of any large service vehicles as well as the visibility splays along Long Copse Lane from Redlands Lane.

Materials:

It is proposed that the building materials used in the construction of the new dwelling reflect the character of the area and the buildings in close proximity. The use of flint, clay roof tiles and timber windows are traditional materials used in Redlands House which will carry through to the development site. Please refer to the proposed elevations submitted as part of this application for further details.

Landscaping:

As noted previously Redlands House is heavily populated by trees and shrubs on the northern, and western boundaries. Barrell Tree Consultancy have been employed as arborist's on this project to help facilitate a design which complimented the proposed dwelling whilst protecting those trees which are of importance. Please refer to their report / drawings which has been prepared in support of this application.

Parking:

The new dwelling will have min. 3 car park spaces within the front drive with a further space available via the garage to the west. This garage has been designed large enough to accommodate at least 1 no. car together with storage. The parking area to the front will be big enough to allow for sufficient turning area enabling cars to drive out on to Long Copse Lane in forward gear

Sustainability:

It is the applicants intention to recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner, this includes resource use, energy consumption and pollution. More so the applicant will encourage the specification of a building and building services that can easily be maintained during their life cycle.

Flood Risk:

The Environment Agency flood map indicates that the site does not lie within a flood zone.