

Planning Design & Access Statement

For the proposed redevelopment of:

112 London Road
Cowplain
Hampshire
PO8 8HB



CONTENTS

D1.0	Introduction
D2.0	The site
D3.0	Planning history
D4.0	The character of the area and local context
D5.0	Pre-Application
D6.0	Planning Policy
D7.0	The Proposal
D8.0	Transport and Access
D9.0	Sustainability
D10.0	Tree Coinstraints and Landscaping
D11.0	Conclusion

D 1.0 INTRODUCTION

D1.1 This design and access statement has been prepared on behalf of Ropley House Estates Ltd in support of a full planning application for the construction of four detached four bedroom dwellings with associated parking and access.

D1.2 The Design and Access statement is to be read in conjunction with the following documents and drawings submitted in support of the application for planning permission:

Documents:

Transport Study/ Letter of Support
Arboricultural Survey
Phase 1 - Ecology Report

Application drawings:

Site

ST-EX-001 Location Plan
ST-EX-002 Existing Site Plan

ST-PL-001 Proposed Block Plan
ST-PL-002 Proposed Transport Plan
ST-PL-003 Proposed Site Sections

House 1

H1-PL-01 House 1 - Proposed Elevations
H1-PL-02 House 1 - Proposed Ground, First Floor and Roof Plans
H1-PL-03 House 1 - Proposed 3D Views

House 2

H2-PL-01 House 2 - Proposed Elevations
H2-PL-02 House 2 - Proposed Ground, First Floor and Roof Plans
H2-PL-03 House 2 - Proposed 3D Views

House 3

H3-PL-01 House 3 - Proposed Elevations
H3-PL-02 House 3 - Proposed Ground and First Floor Plans
H3-PL-03 House 3 - Proposed Roof Plans
H3-PL-04 House 3 - Proposed 3D Views

House 4

H4-PL-01 House 4 - Proposed Elevations
H4-PL-02 House 4 - Proposed Ground and First Floor Plans
H4-PL-03 House 4 - Proposed Roof Plan
H4-PL-03 House 4 - Proposed 3D Views

Detached Garage(s)

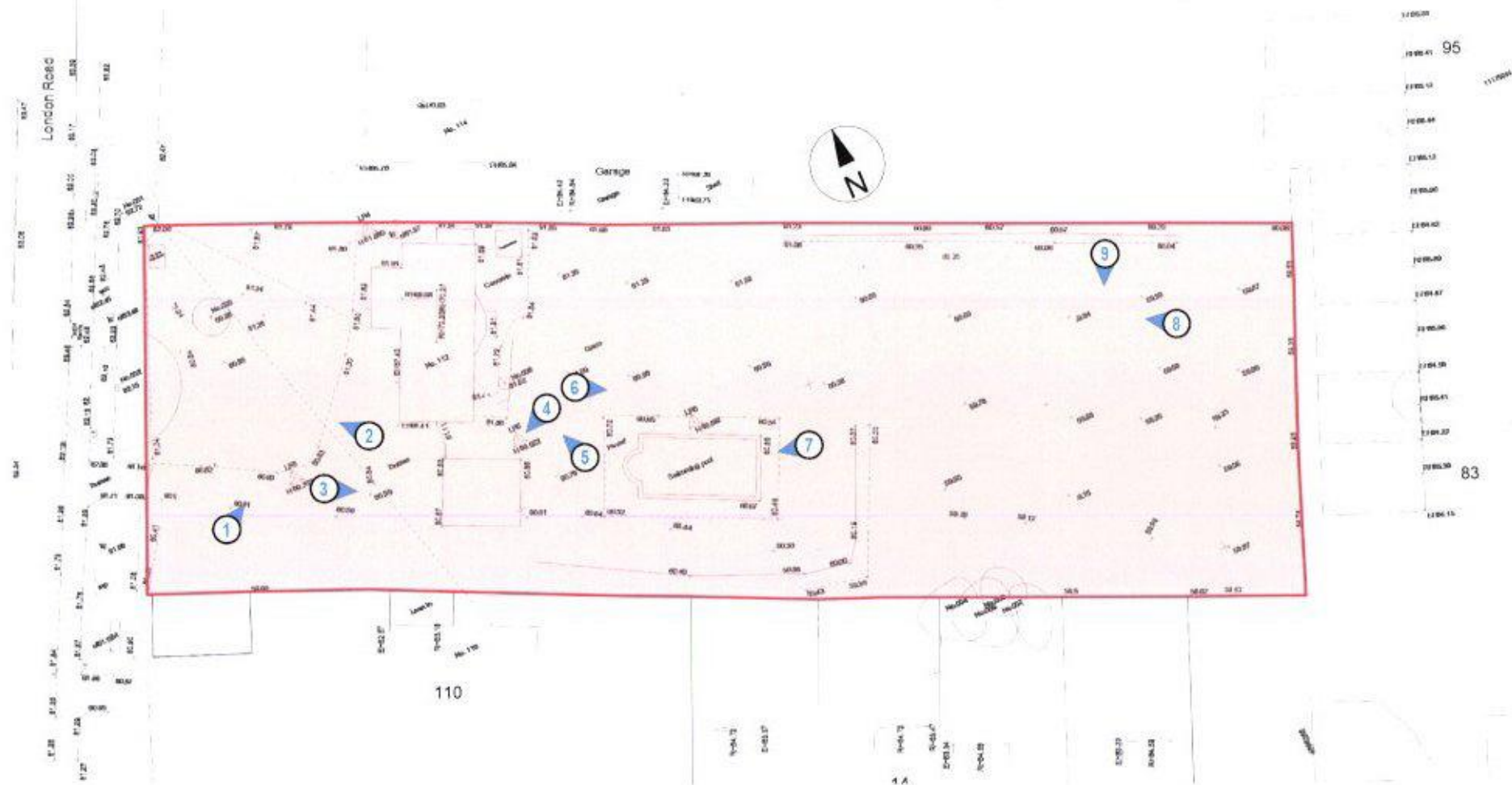
GR-PL-01 Proposed House 1 detached garage plan and elevations
GR-PL-02 Proposed replacement garage

D2.0 THE SITE

- D2.1 The application site is located within the settlement area of Cowplain. The land identified for the proposal consists of part of the substantial garden of the residential dwelling.
- D2.2 Established vehicular access to the site is available from London Road.
- D2.3 The North, South and Eastern boundaries are mostly defined by close boarded fencing supported by concrete fence posts. The Western boundary is poorly defined with vegetation and overgrowth generally in poor condition.
- D2.4 The site has an area of 2,685 square metres (0.66 Acre). The site generally has a slight gradient, with an maximum above Ordnance Datum (AOD) of 62 metres in the North West corner and a lowest AOD of 58.62 metres in the South East corner.



EXISTING SITE PLAN



D2.0 THE SITE (Continued)



1. Front elevation existing house



2. Boundary with London Road



3. Existing double garage



4. Existing garage facing South



5. Rear elevation of existing house



6. Rear garden facing towards South East



7. Swimming pool



8. Rear garden facing towards existing house



9. Rear garden facing towards Southern boundary

D3.0 PLANNING HISTORY

D 3.1 There is no previous planning history for the application site.

D4.0 THE CHARACTER OF THE AREA AND LOCAL CONTEXT

- D4.1 The surrounding area is residential in nature and consists of a variety of house types. As can be seen in the following photos the adjacent houses are for the most part relatively modern, post war housing including detached, semi-detached and terraced dwellings arranged over either one and two storeys.
- D4.2 To North of the application site the adjacent dwellings are mostly detached with large rear gardens and to the South and East the existing development is of a higher density consisting of mostly semi-detached and terraced dwellings.
- D4.3 The London Road street scene adjacent to the applicant site is typified by planting along the boundaries, comprising a mix of hedgerow and mature trees. To the frontage of next door 110 London Road there is a carport. Beyond 110 the rear gardens of Granada Close back onto London Road.
- D4.4 In development of the design close regard has been given to the mix of residential development and the character of the local area. In this context the proposed development would be an appropriate and efficient use of the application site.



1. 114 London Road



2. 110 London Road



3. London Road facing towards Kendal Close



4. London Road facing North



5. London Road facing South



6. 108 London Road



7. 203 London Road



8. 197-199 London Road



9. 98 London Road and link to Granada Close



10. Granada Close



11. Granada Close - Semi-detached houses



12. Granada Close - Terraced housing



13. 12 & 14 Lincoln Rise



14. 83-95 Galaxie Road - Terrace



15. Garage block

D5.0 PRE-APPLICATION

- D5.1 In accordance with the National Planning Policy Framework paragraphs (188-190), the applicant took the opportunity at the initial stage to approach Havant Borough Council for pre-application advice for the development of 4 no. four bedroom detached dwellings, associated access, parking and replacement garage. A pre-application submission was prepared and submitted to Havant Borough Council.
- D5.2 Pre-application advice from provided on the 11th January 2016 By Mrs D.Haywood. The advice received acknowledged the presumption in favour of sustainable residential development. The response also advised that the proposal would relate acceptably to the mixed character and density of the local area.
- D5.3 The key points to be addressed where identified as follows:-
- Potential for proposed replacement garage to appear prominent and impact trees to the front of the site.
 - Response acknowledged that the proposal generally complied with the 20m separation guidance with exception of rear extension of no.14 and further information should be provided demonstrating how the privacy issue should be addressed.
 - Possible nuisance created from access drive to the adjacent dwellings.
 - The proposal would involve the demolition of the existing garage and the potential loss of landscaping, therefore an Arboricultural Assessment and Phase 1 Ecological Assessment should be undertaken.
 - The proposal appeared to lack turning opportunities for large vehicles.
 - The lack of turning for refuse vehicles would require a collection point with 25 metres of the highway.
 - The response identified the existence of a public sewer with the site and any development over this would need to be subject to a build over agreement.
- D5.5 Careful consideration has been given to the pre-application response and it has been key to the subsequent design development of the submitted scheme in order to address the specific points. An Arboricultural Assessment and Phase 1 Ecological Assessment have been undertaken as part of the application submission.

6.0 PLANNING POLICY

- D6.1 Consideration is given to the following development plan policies and relevant Supplementary Planning Documents and Planning Policy Guidance
- National Planning Policy Framework
- Havant Borough Local Plan (Core Strategy) March 2011**
- CS9 Housing
 - CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
 - CS14 Efficient Use of Resources
 - CS16 High Quality
 - CS17 Concentration and Distribution of Development with the Urban Areas
 - CS20 Transport and Access Strategy
 - CS21 Developer Requirements



Proposed site plan submitted at pre-application stage

D6.2 Cont.

- DM8 Conservation, Protection and Enhancement of Existing Natural Features
- DM10 Pollution
- DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

- AL1 Presumption in Favour of Residential Development
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

D7.0 THE PROPOSAL

D7.1 Planning permission is sought for the erection of four detached, four bedroom dwellings with associated parking, garages and access on land to the rear of 112 London Road. Retention of the existing dwelling, demolition of existing double garage and construction of replacement garage for the retained dwelling. The proposal also includes provision of secure cycle storage and bin storage.

D7.2 Development Objectives

- Create an attractive high quality development that is appropriate to the character of the local area, utilizing high quality building materials and standards of design.
- Proposed accommodation to provide good standards of residential amenity to the occupants by providing quality private outdoor space and efficient interior layouts with excellent levels of natural light.
- To provide much needed family accommodation in a sustainable location
- To provide the most efficient use of the site whilst ensuring that unacceptable harm to the amenity of neighbouring dwellings is not suffered as a result of the development.

D7.3 Character and Appearance

The development proposal will ensure that the density, mass and height of the proposed dwellings are appropriate and in keeping with the existing dwellings in the immediate area. The dwellings are to be subservient to the existing dwelling, each having smaller footprint and lower ridge height.

For house no.s 1 and 2 the rear gardens are to be terraced with retaining wall. This terracing of the site will help reduce the overall height of the dwellings.

Houses 3 and 4 provide a chalet style design, utilizing roof space so as to minimise the scale of the proposed dwellings.



Retaining walls to rear of houses 1 & 2

D7.4 Residential Amenity

The avoidance of loss of residential amenity of the adjacent dwellings has been an important design consideration.

The proposed dwellings are to maintain a 20 metre minimum distance between first floor rear to rear habitable room windows.

In addition the development proposes a planting scheme to the Southern and Eastern boundaries to provide attractive screening.

Furthermore the design of house no.s 1 and 2 has responded to the intent of maintaining the residential amenity. Following the pre-application House 2 was rotated 90 degrees so the front elevation faces away from the neighbouring dwellings. The front projection of each dwellings sees the windows located on the side elevation to avoid overlooking (see image below).

These design principals result in a built form that draws on the design characteristics of the adjacent properties.



D7.5 Design - Materials

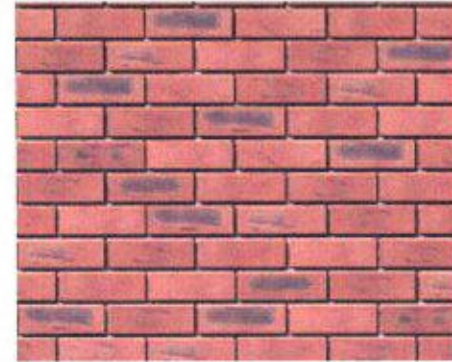
Roofing

Brown single cambered plain clay peg tiles



Walls

The walls are proposed to be a multi-finish face brick, with some areas being clad with weatherboard.



Glazing

Windows for the development are to comprise of high efficiency double glazed Low-E units. The frames are proposed to be thermally broken white powder coated aluminium.



Stone cills



10mm Gravel to parking area for retained house, cleft fencing and laurel hedgerow to Southern boundary



Cobble rumble strip at entrance and permeable tarmac access drive



Brickette hardstanding for car parking

8.0 TRANSPORT AND ACCESS

D8.1 The proposed scheme has been developed in conjunction with Transport Consultant Paul Denyer Bsc. DipTE and reference should be made to the letter of support with accompanies this application.

The main elements addressed in the supporting document are summarised as follows:

- Existing access to widened to 4.8 metres.
- A replaced garage and hard-standing to be provided for the existing dwelling.
- Each new dwelling will have three dedicated parking spaces. For houses 1, 3 & 4 this will comprise of two spaces on a hard-standing and a single garage. House 2 is proposed to have three parking spaces on hard-standings.
- All new dwellings to be provided with secure cycle store
- An unallocated parking space will be provided within the site.
- A collection day bin area to be provided within 25 metres of the highway to avoid the need for refuse/recycling vehicles entering the site.
- A turning area sufficient for 7.5T vehicles to turn is provided within the site.
- For larger vehicles including fire engines, in addition to the driver would be accompanied by one of more competent persons who could act as Banksman assisting vehicle manoeuvring.

9.0 TREE CONSTRAINTS AND LANDSCAPING

D9.1 A full Arboricultural Survey has been carried out for the application.

D9.2 Adjacent to the front of the site there is a large oak tree and close to the Southern boundary there are several Scots pines that will need to be protected during the construction phase.

D9.3 Within the site the Arboricultural survey identifies planting/overgrowth of generally poor condition. It is proposed that the planting to the front of the site and along the entrance drive is enhanced with additional planting of small, medium trees and shrubs to greatly improve the existing street scene.



Existing planting/overgrowth along Southern boundary to be retained and supplemented with new planting to soften and enhance development and provide screening to the adjacent dwellings.



Adjacent Scots Pine and Oak tree to be protected during construction phase

D10.0 SUSTAINABILITY

D10.1 Efficient Design

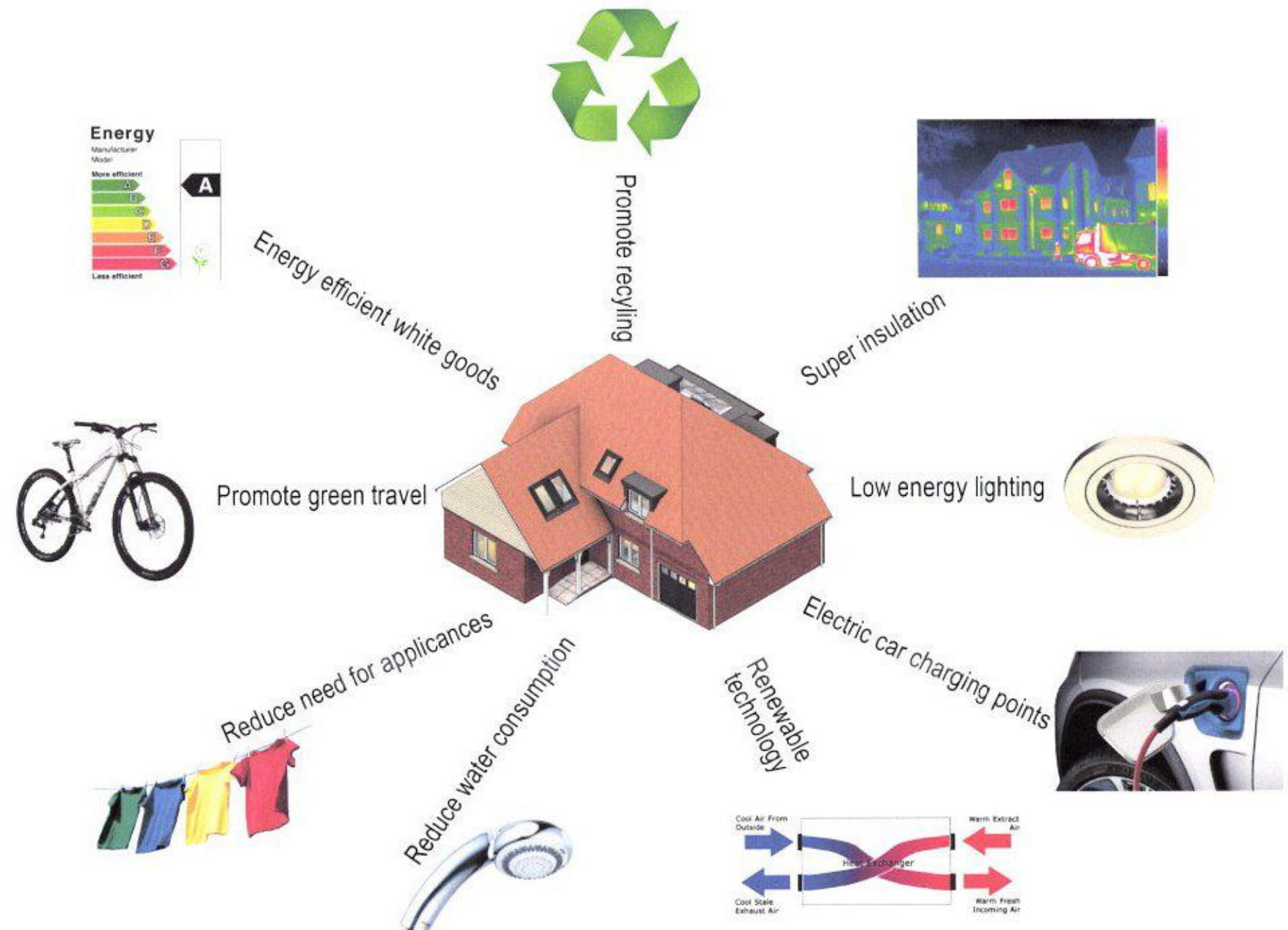
The proposed scheme is to be designed to exceed current Building Regulations Standards whenever practicable in order to make the homes are energy efficient as possible.

Key methods to be implemented will include:

- Site layout to maximise solar efficiency to benefit for passive solar gain.
- Additional levels of insulation and high standards of air tightness
- Heat recovery
- Dual Flush WC'S
- Flow restricting taps
- Highly rated doors and windows
- Grade A white goods
- Low energy lighting

D10.2 Refuse Strategy

To enhance the general appearance of the development each dwelling will have dedicated areas within each plot out of sight of the road for the storage of general waste and recycling bins, to ensure a high level of recycling and overall reduction of waste throughout the development.





D11.0 CONCLUSION

It is considered that the sustainable proposed development would be acceptable in principle and makes effective use of the site. The proposed design complies with the policies of the Local Plan and with the principles set out in the National Policy Framework.

The development would contribute positively to the character of the area and the design has carefully considered to mitigate any impact on neighbouring dwellings.

Officers and members, are therefore respectfully requested to look favourably on this application and grant planning permission.