

Planning, Design & Access Statement

85 Geoffrey Avenue, Waterlooville PO7 5BH

Retention of outbuilding in rear garden.



(Source: Bing)

Prepared by
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on behalf of Mr T. Ferati

Introduction

This Statement supports the householder application for the development. In accordance with the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2015', this statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to new outbuildings. This Statement should be read in conjunction with the other supporting documents.

Context



The subject building viewed from the south on Wayfarers Walk.

High boundary hedges on the boundary of the field to the west and tall vegetation in the rear garden of No. 87 Geoffrey Avenue foil views towards the subject building in the approach from the south on Wayfarers Walk; in similar vein, impressions of the subject building are foiled by boundary hedges, in the approach from the west.

The rear gardens of properties in the locality are characterised by outbuildings in a wide variety of formats, styles and finishes (see aerial photograph on cover page) and notably includes the substantial outbuilding at No.71 Geoffrey Avenue, which has a pitched roof and is clad in timber.

The application subject is a hip-roofed outbuilding (7.45m wide, 2.2m deep and 2.4-3.9m high, with a gross internal area of **12.6m²**); it stands at the end of the rear garden of 85 Geoffrey Avenue, by its west boundary. The roof is clad with dark interlocking tiles (to match



The subject building viewed from the east on Geoffrey Avenue.

This irregular-shaped site of **0.036 hectare** lies to the west of Geoffrey Avenue in Waterlooville, within Havant Borough Council's administrative area. Public Footpath no.36, ('Wayfarers Walk') lies beside the west boundary of the site.

Regardless of whether one approaches the site from the north or south along Geoffrey Avenue, public views of the outbuilding are blocked by the properties that face east towards the Avenue; passers-by may however catch a glimpse of the northern part of the subject building between Nos.85 and 87 Geoffrey Avenue,



The subject building viewed from the northwest, on Wayfarers Walk.

the frontage dwelling) and the east elevation is finished in red brick. The north (side), south (side) and west (rear) elevations are not yet finished.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*.

Paragraph 14 of the 'National Planning Policy Framework' (NPPF) reiterates that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan. Paragraph 60 ('Requiring good design') stipulates that local planning authorities *'...should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'* but should encourage *'...local distinctiveness'*.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan.

The development plan for Havant Borough comprises the 'Havant Borough Core Strategy' (2011) and the 'Havant Borough Local Plan (Allocations)' (2014). Map 4 of the development plan shows this site within the *'Urban Area Boundary'* with no special designations. It does not fall within a Flood Zone.

Policy CS16 ('High Quality Design') generates a presumption in favour of *'...development that is designed to a high standard, which helps to create places where people want to live, work and relax'* that *'Responds to, draws inspiration from and respects local context and:*

- a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
- b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.'*

Amount, Layout, Scale & Appearance

In light of the favourable presumption set down in the development plan and the mixed character of the locality, it is proposed that the outbuilding be retained in its present form and that the side and rear elevations be clad in dark-brown/black timber. Respect for users of Wayfarers Walk has been accorded priority in the formulation of this proposal.

The view is held that this outbuilding accords with the mixed character of its surroundings and its retention would not result in detriment to the character or appearance of the locality.

Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

Access

The site would continue to be served by the existing arrangements.

Trees & Ecology

No trees or protected species would be harmed as a result of this proposal.

Landscaping

No special landscaping measures are considered necessary.

Site Waste Management

Waste material would be disposed to a licensed Hampshire County Council site.

Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on a Saturday, with no working on a Sunday or Bank Holiday. All materials and plant would be kept within the curtilage of the application site.

Community Infrastructure Levy

It is understood that Havant Borough Council would not apply a Community Infrastructure Levy (CIL) in this instance.

Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it would not detract from the existing street-scene or footpath; would be in keeping with the mixed character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; respects privacy, outlook and sunlight; and the prospect of criminal activity and anti-social behaviour has been taken into account.

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