

Erection of a 1-bedroom bungalow in the rear garden
of
17A – 17B AVONDALE ROAD, WATERLOOVILLE PO7 7ST
PLANNING APPLICATION APP/22/00569

Re: LPA REFUSAL dated 11 November 2022

STATEMENT OF CASE AGAINST REFUSAL

1. PREAMBLE

The Planning officer was asked that, if minded to refuse the application, it should go to committee as the 3 ward councillors had expressed support.

The Planning Officer was minded to recommend refusal so the ward councillors sought a meeting with the Planning Officer.

Following the meeting the Planning Officer advised that the application would be refused “in light of the Inspectors comments on the same site”.

2. THE LPA CASE FOR REFUSAL

The LPA case for refusal is stated in LPA letter dated 11 November 2022, as follows:-

‘The size and shape of the site is not considered commensurate with the surrounding more spacious linear pattern and character of development in the area.

The development of this small and narrow site on a dog-leg in the road, with any one bedroom bungalow, would result in a prominent, cramped and contrived development that would be harmful to the character of the area, contrary to the adopted Borough Design Guide SPD 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework’.

APPLICANT RESPONSE

The Inspector for APP/X1735/W/20/3257320 dated 03 December 2020 referred to the dog-leg because the design of the 2-bedroom bungalow ‘would place the development in direct line of sight when exiting the cul-de-sac’ making it a ‘prominent feature in the street scene’.

APP/22/00569 shows a 1-bedroom bungalow with a front elevation 2.6m from the pavements so that it is not in direct line of sight when exiting the cu-de-sac. The view is oblique.

The Inspector also referred to the 2-bedroom building being ‘built up against the boundary’ and ‘would fill almost the full depth of this shallow site’.

NOTE: In the LPA Officer's email to Architect Mr. Holman dated 01 May 2020 it was said that the 2-bed application would be refused. However, the Officer had suggested that the Architect withdrew the application and re-submitted (a 1-bed application which was the pre-app proposal) incorporating her suggestions. Nevertheless, the Architect pressed on and the application was refused. It was also lost on appeal.

This 1-bed application is significantly different to the application for a 2-bedroom bungalow:-

- a. It fills less than 60% of the full depth of the site;
- b. It is not built up against the boundary with 15 Avondale Road – to allow for construction and maintenance;
- c. The size of the site meets CS16 paragraph 5 as it is under 200 square metres.

Therefore, it is NOT a prominent or cramped development.

Neither is it contrived as the site is similar to the sites for the existing bungalows Nos 2A, 2, 4, 6 & 8 on the south side of Avondale Road which back onto the long garden boundary fence of the property behind. Their plots are less than 200 square metres. **They set a precedent for acceptable pattern of development and character.**

The Inspector for APP/X1735/W/20/3257320 referred to prevailing pattern of development and character, as does the LPA refusal.

- d) See below for the applicants' further response on pattern of development and character.

AVONDALE ROAD contains buildings from several decades, of many differing styles, the 2-storey properties having long gardens with plot sizes well over 200 square metres. Many are narrow and in consequence are without adequate parking space. **Development of such properties is not encouraged by CS16, especially paragraph 5.**

In the immediate surrounding area from the A3 to the T-junction with Brooklyn Drive bungalows predominate and co-exist with 2-storey houses:-

On the south side are 9 bungalows with wide plots and with garages or integral parking space, meeting the current Local Plan.

On the north side is 1 bungalow co-existing with 9 2-storey houses. Because of a lack of parking space some owners have resorted to parking on the road, undermining the character of Avondale Road.

At the eastern end of Avondale Road some owners of 2-storey houses have resorted to parking on the pavement, further undermining the character of Avondale Road.

The residents of Brooklyn Drive and Bramley Close face the parking obstruction of Avondale Road when driving to the Town Centre and beyond. Service vehicles also must negotiate this obstruction.

The pattern of development and character of Avondale Road has been diminished by the 2-storey properties.

BROOKLYN DRIVE is the feeder road for the newer development of Bramley Close/1-3 Brooklyn Drive. All pedestrian and vehicular traffic from the development must pass the entrances to 17A & 17B Avondale Road, which face Brooklyn Drive and are set in the featureless flank east wall adjacent to the pavement.

The tenants of 17A/B Avondale Road have always found the long garden too large to maintain. In recent memory it has twice been re-laid at property owner expense but has become overgrown yet again.

The garage belonging to 15 Avondale Road has access from Brooklyn Drive. The driveway is built on land bordering 1 Brooklyn Drive which has the underground watercourse culvert drain in the garden. There are 4 further garages opposite.

The 5 garages together with the long fences and the views of 17A/B Avondale Road present a characterless appearance to the southern end of Brooklyn Drive.

The owner of 3 Brooklyn Drive has recently paved over the front garden to provide parking space, which has undermined the character of the northern end of Brooklyn Drive.

The proposed 1-bedroom bungalow would enhance the character of Brooklyn Drive, as supported by two householders who responded to the application.

SUMMARY of 2.d)

- I. **CS16 paragraph 5 seeks a higher density of development at 50+ per hectare (200 square metres per plot). Most 2-storey properties in Avondale Road occupy a much greater area of land.**
- II. **The constricted nature of the linear development has led to roadside and pavement parking which is obstructing the highway. The character of these properties has been diminished as a result.**
- III. **In contrast to the 2-storey buildings, most bungalows meet the criteria for plot size, plot width, parking facilities and are attractive in character. Nos 2, 2A, 4, 6 & 8 are similar in front elevation to the proposed 1-bedroom bungalow.**

Therefore, it is considered that it is justifiable to provide a bungalow on 17A/B Avondale Road land in Brooklyn Drive to continue the pattern of development in Avondale Road whereby bungalows which meet CS16 paragraph 5 co-exist with 2-storey buildings.

3. LOCAL PLAN 2011 (Core Strategy)

This specifically promotes development for the over 60's (CS6 & C7.4.15) plus development on previously developed land (CS9(8) & CS17(2)). Section 6 (Housing) 6.24 invites a range of housing from 1 bedroom upwards.

The application meets these criteria.

4. HOUSING DELIVERY POSITION STATEMENT

The Housing Delivery Position Statement recently issued by Havant Borough Council says:-

Para 1.2

Applying the tilted balance means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Development Plan, and National Planning Policy Framework (NPPF) when taken as a whole.

5. OVERALL SUMMARY

- a. The proposed 1-bedroom bungalow meets the objectives of the Local Plan where relevant in CS6, CS7, CS9 & CS17 (see 3. above). The bungalow would be an addition to the housing stock in line with LPA objectives.

- b. We dispute the LPA case for refusal. See 2.a) – 2.d) above.

Bungalows in Avondale Road set a precedent as they meet CS16 paragraph 5 whereas the 2-storey houses with long gardens are not encouraged. The character of Avondale Road has been diminished by insufficient parking facilities for the linear development of the 2-storey properties.

- c. We consider that it is justified to continue the pattern of development of bungalows into the Avondale Road land in Brooklyn Drive to co-exist with 2-storey properties.

The proposed development would add substantially to the character of Brooklyn Drive in the manner of the bungalows in Avondale Road which have spacious width, adequate parking space and attractive front elevations.

The 'tilted balance' criteria of the Housing Delivery Position Statement encourages granting of planning approval for the 1-bedroom application. The LPA case fails to significantly and demonstrably outweigh its benefits.

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(agent)

19 November 2022