

# Planning Statement

51 Winifred Road  
Waterlooville  
Hampshire  
PO7 7TD

Full planning application for the  
erection of no.1 detached  
dwelling with associated  
access and parking to the rear

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# 1 Introduction

## Document type:

### Planning Statement

## Site Address:

51 Winifred Road, Waterlooville, Hampshire,  
P077TD

## Proposal:

Full planning application for the erection of  
no.1 detached 2 bedroom bungalow with  
associated access and parking to the rear

## Application type(s):

Full planning permission

## Client:

Mrs K Freeguard, Mr T Dennet

## Architect:

McAndrew Martin Ltd

## Location:



## 2 Background

### The site

#### Site area

Approximately 0.12 ha

#### Topography

Generally level

#### Use

Residential dwelling (Use Class C3)

#### Built form

Semi-detached two storey dwellinghouse set to the front of a large rectangular plot with a large rear garden. Property appears to date from the late C19 - early C20 and has a gable roof form, with a brick exterior.

#### Landscape

Well landscaped side and rear gardens. Area of hardstanding along to the front of the property, which provides access to the garage. Various trees and boundary hedging surround the site on all sides.

#### Access

Access onto Winifred Road. The property backs onto an industrial estate.



Proposed Location Plan



Existing dwelling house



Existing streetscene

# The Surroundings

## Character Overview

Urban area with mixed development form.

## Use

Predominately C3 residential but with range of commercial uses to the south accessed from Aysgarth Road. Residential use comprises a mix of semi-detached/detached houses and chalet bungalows with several examples of modern infill properties nearby.

## Amount

Varied densities within the residential area depending on the building form. The densities of development is typically 25 – 35 DPH.

## Layout

Strong pattern of linear development. Dwellings have a strong frontage on the street-scene. Several cul-de-sacs come off the main streets.

## Scale

A mix two storey terraced and semi-detached dwellings and chalet bungalows. Commercial units to the south are two and three storey.

## Appearance

Predominately later C19 and early C20 architecture, with some modern infill development.

## Landscape

Soft landscaping within the street-scene is limited. Front boundary treatments are typically timber fencing, hedging and low brick walls. Rear gardens are typically laid to lawn, with several properties having side vehicles accesses to provide access to rear garages/outbuildings.

We inspired ourselves from no. 70 Jubilee Road, which we believe is an acceptable form of rear garden development.



# 3 Proposal

## Use

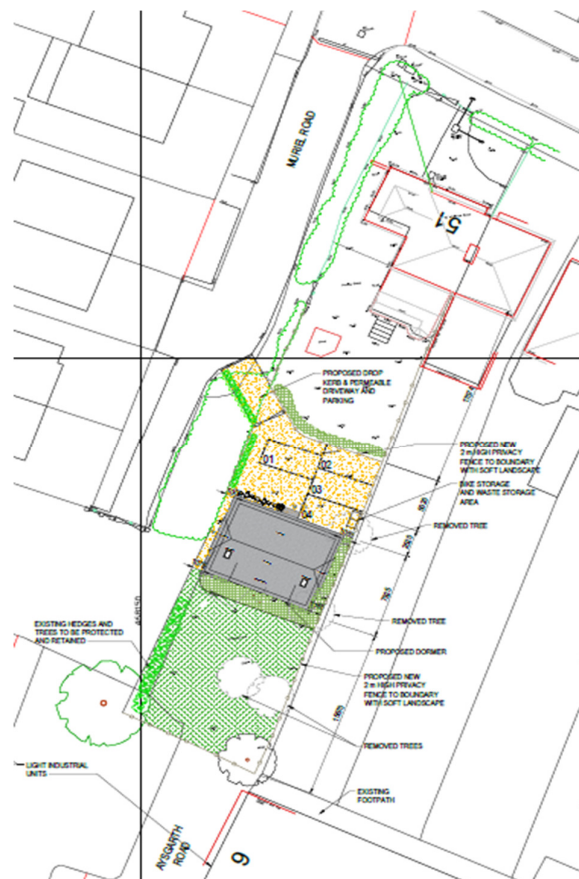
The proposed use of the site is to continue as C3 residential – this is appropriate given the existing residential use and the residential surroundings. There will be no change of use.

## Amount

The proposed development will deliver an additional unit on the site.

The amount of development has been driven by the following considerations: the need to respect the character of the surroundings and neighbouring amenity; the need to create a viable scheme; the need to make best use of urban land and the need to provide an appropriate level of car parking.

The development will have a density of 27 DPH, which is on a par with the surrounding development and other plot splits that have been approved by the Council. Again in terms of site coverage the proposed development is consistent with other building to plot relationships in the locality.



Proposed Site Plan

## Layout

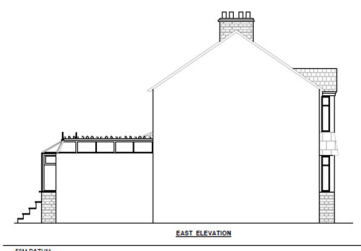
The proposed 2 bedroom bungalow has been designed to match the established pattern of development found along Winifred Road. The dwellings to the front of the plot will continue to address the road frontage in a positive manner. The detached chalet bungalow to the rear has a similar layout to other approved backland developments in the locality.

As well as the pattern of development in the locality, other factors which have informed the layout are; the requirement to provide an appropriate level of amenity space for the new dwellings, Western boundary screening, the need to avoid harm to the amenities of neighbouring residents and a safe arrangement for access, turning and parking for each dwelling from their respective access off Winifred Road.

The proposal is a two storey 2 bed dwellinghouse with a barn hipped roof having a maximum height of approximately 6.4 metres.

The property would comprise red facing brickwork, and traditional double lap clay tile roof matching the existing property. The proposal will have a back-to-back distance in excess of 20 metres from 51 Winifred Road and provide a rear garden space of over 15 metres.

The layout of the rear property takes into consideration neighbouring amenity and proposes the installation of high level velux windows to the bedrooms to the rear, they will be set a minimum of 1.7m above the finished floor level, therefore not providing views into the neighbouring properties to the south, east and west. In terms of the rear layout of the bungalow, the proposed dormer window will serve the landing area, which is a room that requires limited outlook. We have proposed windows only on the west side elevation, to minimize any overlooking on the east side, adjacent 49 Winifred Road.

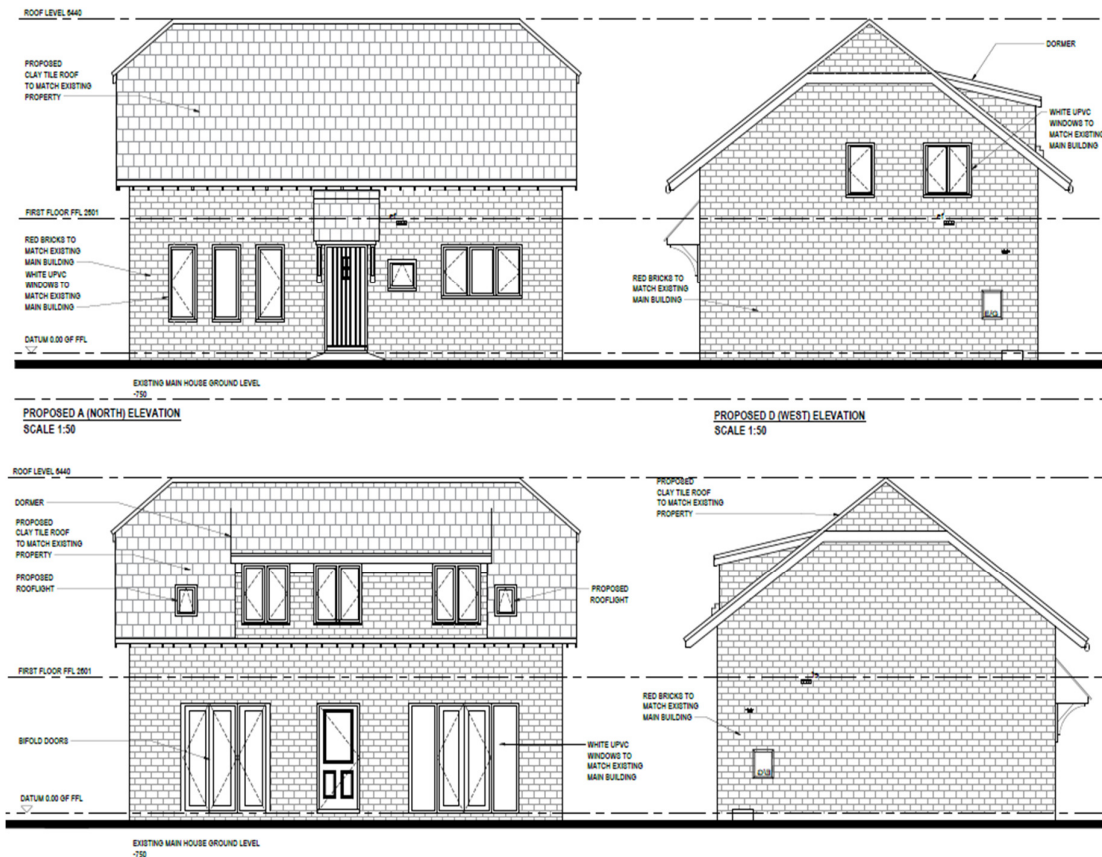


## Existing Elevations

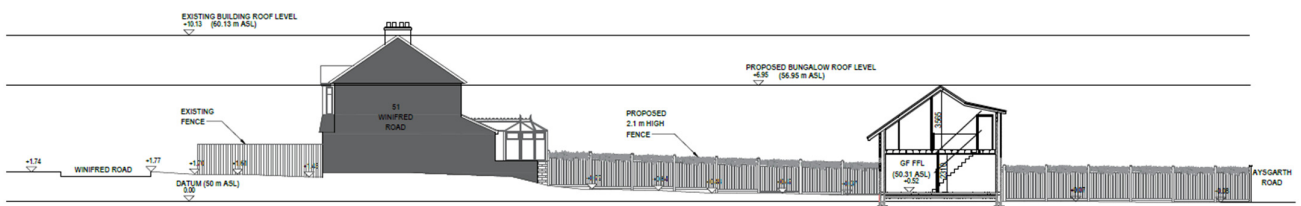
## Scale

The scale of the proposed chalet bungalow is limited to and reflects the scale of the existing dwelling and the built form of the nearby properties in the locality. The scale of the chalet bungalow will respect and be subservient to the scale of the frontage properties to the south and will be similar to other backland developments in the area.

As can be seen from the accompanying floor plans and elevations, the scale of development proposed has been carefully balanced to create an attractive scheme which continues the character and pattern of development and makes the best use of this site, whilst not representing an overdevelopment of the site, nor creating an overbearing impact on neighbouring properties, thus maintaining the amenities of neighbouring residents.



Proposed Elevations



Proposed Site Section

## Appearance

As discovered in the contextual appraisal, the architectural character is mixed but generally traditional, with a variety of roof forms and architectural styles being present within the streetscene of Winifred Road. Therefore the traditional architectural styles proposed for the chalet bungalow is intended to reflect and compliment to the character and appearance of the area. As such, the proposed design of development will help the development to seamlessly fit into the existing street scene of Winifred Road.

## Landscaping

The proposal has been designed to work with the existing soft landscaping and trees on site and incorporates existing landscape features of merit into the development where possible.

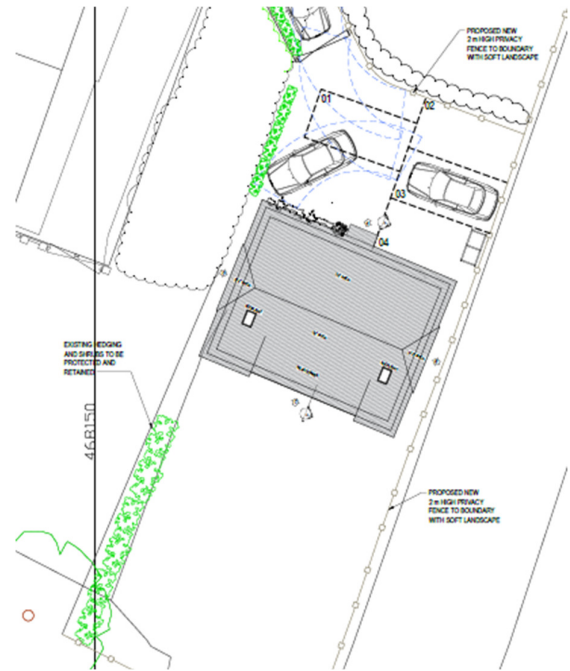
Along part of the eastern and southern boundary a 2m high privacy fence will be installed to safeguard the amenity of the occupiers of No.51 Winifred Road. Whilst the proposed hard-standing will be permeable and low noise generating when in use i.e. it will not be gravel.

## Access

Vehicle access to the development will be taken from the Western boundary of the site off Winifred Road.

The development will provide 4 allocated car spaces, provided to the front of the new chalet bungalow. A cycle store would be provided within the forecourt of the chalet bungalow.

This accords with both local and national parking guidelines and maintains highway safety.



The site lies in a very sustainable location, which is well served by public transport and local amenities.

## Conclusion

The site is situated in a sustainable location close to public transport and local amenities. We believe the development will respect the character of the area and would provide a mix of dwelling sizes to meet local housing need.

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.