



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Design and Access Statement:

Proposed garage

27 Rownhams Road PO9 4QD

On Behalf of

George Clayton

Drafted by **Planning By Design**

Application

Planning By Design (The agent) has been instructed to act on behalf of George Clayton (the applicant) to submit a planning application to Havant Borough Council (the Local Planning Authority) for proposed garage at: 27 Rownhams Road PO9 4QD (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The application site, is a two-storey semi-detached dwellinghouse located on the northern side of Rownhams Road, Havant. The application site has a front and rear garden and a paved driveway fronting onto Rownhams Road.

The property's materials feature beige brickwork to form the external walls, and brown concrete tiles in a pitched gable design to install the roof. The application site is in an area that could be considered both urban and residential, with the character of the road featuring two storey brickwork and render design dwellings.

The Proposal

The proposed development is for a new garage to the east of the existing dwelling. The garage will be located 9.6m away from the highway's edge and 1.1m away from the host dwelling. A distance of 0.56m will be retained from the plot's edge.

The garage will measure 7m x 4m. It will have incorporate a hip roof with brick walls. To the front elevation will be a garage door and to the side will be a door.

Planning History

APP/23/01027, Single storey garage refused on 15th February 2024

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application

- National Planning Policy Framework 2023;
- National Planning Practice Guidance;
- Havant Borough Local Plan (Core Strategy) March 2011
- Havant Borough Local Plan (Allocations) July 2014

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

National Planning Policy Framework 2023 (NPPF)

The new National Planning Policy Framework was revised in 2023 and the following paragraphs are considered to be relevant.

Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 55 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 56 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Paragraph 128 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;

- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

High quality places

Paragraph 135 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Havant Borough Local Plan (Core Strategy) March 2011

Policy CS16 High Quality Design states that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

All development should demonstrate that its design:

1. 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;

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;

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 Presumption in Favour of Sustainable Development states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or

2. Specific policies in the NPPF indicate that development should be restricted.

Assessment

Principle of development

The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

Character and streetscene

The Havant Borough Design Guide SPD states that ordinarily, garages to the front of properties are not encouraged. The Council stated that the proposed garage in the previous application did not follow an established pattern set by nearby roads such as Rownham Road, Monkwood Close and Warnford Crescent. The Council considered that this garage would be closer to the road than the established pattern dictates and so would be out of character in regards to its surroundings.

The current proposal has been revised to take this aspect into account and reduces the garage's scale and proportions to a size where it doesn't dominate or obscure that main elevation. This revised design takes into account the corner plot and the proximity to the junction between Rownhams Road and Monkwood Close which increases visibility.

With this in mind the proposed height has been reduced from 3.8m to 3m and its dimensions reduced to 4m width x 7m depth. This reduction ensures the proposal is of a scale that is small enough to allow for subserviency on Rownhams Road to the host dwelling, without being overbearing in scale and/or negatively affecting visual amenities.

The proposal is in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD which collectively require development to respect local context and create a positive relationship between buildings.

Residential amenity

To the southwestern side of No.27 Rownhams Road is No.25. No.25 is considered to be screened by the proposed works to No.27 due to the existing dwelling and therefore the impact on No.25 is considered acceptable.

To the northeastern side of the application site is No.1 Monkwood Close. Only the front garden would be affected and the living room window of No 1 is circa 4m away. Nevertheless, the reduction in width and height ensures there is no loss of light or overshadowing created.

The proposal is in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD.

Flood risk

The application site is in a Level 3 flood zone area, however, the proposed works fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.

Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.