

HOUSEHOLDER PLANNING APPLICATION FOR CONVERSION OF EXISTING HOUSE TO BECOME TWO DWELLINGS 147, CHERRYTREE AVENUE, WATERLOOVILLE, PO8 8AX

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION 1st December 2022

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of a Householder application to split the existing house into two dwellings.
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site is within group of terrace houses forming a pedestrian cul-de-sac with vehicular access to the rear. Originally built in the 1970's these houses were designed as high-density in a Radburn style layout. Most have been extensively enlarged to the rear with many using the whole of the rear garden as additional accommodation or covered garages. When originally constructed the development provided an access road to the rear allowing parking across the rear gardens with sets of terraced garages for rent.
- 2.2 The existing building is two-storey house at the end of a terrace with a large garden area to rear and side (west) which has been used to increase the size of the dwelling. Additional accommodation has been added with a two-storey side extension, creating two additional bedrooms (making the house a five bedroom dwelling); a large double bay single-storey rear garage extension; an attached garden room and ancillary outbuildings.

- 2.5 Recent planning history for the site only shows the following:
APP/11/01235 granted on 20th October 2011 for the construction of a single storey rear garage
02/67377/000 granted 14th August 2002 for a two-storey side extension, a double garage and single-storey extension to the rear.
- 2.5 The site is not within a Conservation Area. The building is not Listed.
- 2.6 The site is in Flood Zone 1 and not prone to flooding.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The Havant Borough Local Plan was withdrawn from examination on 16h March 2022 and the new Local Plan “Building a Better Future” has yet to be fully adopted. As a guide we have referred to the Pre-Submission version with changes of this new Plan.
- 3.2 National and Local policies:
National Planning Policy Framework
DR1 Delivering Sustainable Development in Havant Borough
E1 High Quality Design
E3 Landscape and Settlement Boundaries
E15 Solent Recreation Mitigation Strategy (SRMS)
EX1 Water Quality Impact on the Solent European Sites
H1 High Quality New Homes
Parking SPD (July 2016)
- 3.3 **Principle of Development.** The application site is situated within an urban area where further development should be considered acceptable subject to the usual development control criteria.
- 3.4 **Impact on the character of the area/design.** The immediate area is characterised by the Radburn style layout with all the existing dwellings having just one parking space and two areas of amenity space - one at the 'front' with pedestrian access that is about 10 metres deep; and one to the 'rear' that is about 6m deep and abuts the shared drive. This rear space has been fully developed previously as a double garage. The proposed subdivision to form 2 separate dwellings would result in the original dwelling becoming a mid-terrace property and will retain approximately 80m2 of “front” amenity area. The double garage to the rear is to be subdivided to create a parking space for each dwelling.
The proposed new end of terrace dwelling would have the extra side garden area available, resulting in total amenity space in excess of 113m2. Currently this 'front' amenity space is bounded by a 1800mm high fence providing security and privacy. This is to be retained with a similar 1800mm fence provided along the new boundary line.
The design of the extension that would become a separate dwelling repeats the pattern of the cul-de-sac and there would be little visual change resulting from this proposal. An additional “front” door is proposed to the south elevation with an additional path proposed to lead to this entrance from the communal central path.
- 3.5 **Neighbouring amenity.** These proposals do not affect the amenities of the neighbours.
- 3.6 **Parking.** The original dwelling including the additional two-storey extension granted in 2002 would require three carparking spaces according to the current Parking SPD. The dwelling only provided two spaces on site (within the garage) with the shortfall being catered for by on street parking along Cherrytree Avenue.

The new proposal is to revert the dwelling back to a two-bed dwelling (the box room on first floor is less than 5m² in area and is well below NSS standards, so should be discounted) which requires two spaces under the Parking SPD and a new one-bedroom dwelling which requires one parking space under the same legislation. The current on-site provision will be retained at two spaces which still leaves one space deficit. However, the overall requirement for the application site has not changed and by inference the stress on the area for on street parking has not been increased. Anecdotal evidence suggests that on street parking, although not plentiful, has been available to the applicant whenever required.

- 3.7 **Developer Contributions.** As no additional floor area is being proposed by the conversion to two dwellings this proposal is not liable for Community Infrastructure Levy.

The proposal will result in a net gain of one additional dwelling within the 5.6 kilometre zone identified under the Solent Recreation Mitigation Strategy (SRMS), therefore a fee will be payable by the applicant to the Solent Disturbance Mitigation Project.

The site also falls within the Nitrate Neutrality directive regarding additional overnight accommodation within areas of the Solent Marine Site Catchment. This application is accompanied by an Occupancy Calculation and Nitrogen Calculation Sheets with regarding to obtaining a financial mitigation settlement.

We await confirmation from the Council as to what these charges will be.

4.0 PRE-APPLICATION ADVICE

- 4.1 Pre-Application advice has not been sought for this application.

5.0 DESIGN STATEMENT

- 5.1 The proposal is to split the current four/five bedroom house into two dwellings. The original house will revert to a two/three bedroom (the small box room is less than 5m² so should not be classed as a bedroom in modern parlance); while two-storey side extension approved in 2002 will form the basis of the new one-bedroom dwelling.
- 5.2 The existing two-bay garage will be split to provide one parking space per dwelling.
- 5.3 The new dwelling has the benefit of several un-habitable standard spaces which have not been included in meeting the space standard requirements. This accommodation is watertight and usable for ancillary uses but does not meet requirements for thermal efficiency etc. and would be cost-prohibitive to upgrade these to meet such standards.
- 5.4 The new dwelling includes 58.6m² of habitable area over two floors with a double bedroom 13.9m². This exceeds the Nationally described Space Standards for a one-bedroom, two-storey, two-person house of 58m². This has been designed as a “Visitable Dwelling” under Approved Document M4(1) of the Building Regulations.
- 5.5 The new dwelling is accessed off the communal path to the front, through a raised garden to a new front door replacing a current south facing window. This access is stepped so an accessible entrance is provided from the access road to the rear. There is a compliant wc on the principle (ground) floor meeting AD M4(1) requirements.
- 5.6 The house was the applicants primary residence until recently and approximately two years ago the applicant temporarily hived off part of the house, approximately that of the new dwelling, so that their daughter and her family could have an element of independent living. The house

still operated as one dwelling but with temporary partitions creating a level of separation which allowed this independence.

- 5.2 There is limited external alterations. A south facing window will become the entrance door, while the double fronted garage door is widened to provide two separate garage entrances.
- 5.3 Both the reverted house and the additional dwelling benefit from south facing amenity spaces. The original house is provided with 80m² of amenity space including an outbuilding; while the new dwelling has 113m² of amenity space excluding garden rooms and outbuildings.
- 5.4 The principal of splitting this style of extended house has already been set on this estate with one dwelling being granted approval in 2017 while another has been submitted and is currently being assessed by Havant Borough Council.

APP/17/00475 Conversion of existing dwelling into 2No. dwellings (1No. 2 bed end of terrace and 1 No. 3 bed mid terrace). 123 Cherry Tree Avenue, Waterlooville, PO8 8AX.

Granted 3rd July 2017

APP/22/00658 Subdivision of existing dwelling into 2No. dwellings with new access incorporating a two-storey side extension and alterations to roof. 121 Cherry Tree Avenue, Waterlooville, PO8 8AX. Validated 10th October 2022 – yet to be decided.

6.0 ACCESS STATEMENT

- 6.1 Access to the original dwelling will remain and is provided from the south off the communal pathway. There is an attached rear garage with internal access to the rear of the house.
- 6.2 The new dwelling will have access from the communal path via a new stepped pathway. An accessible access will be provided from the rear by separate door with level threshold.
- 6.3 Internal arrangement of the new dwelling will meet with the requirements of Approved Document M4(1) Visitable Dwellings. There is a compliant ground floor (principle floor) wc and all light switches etc. will be set within the require parameters.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 Not applicable

8.0 REFUSE COLLECTION

- 8.1 Existing refuse collection facilities to the original house will be retained.
- 8.2 A new bin area will be provided for the additional dwelling adjacent to the communal path. This will be a storage position with collection being at kerbside at the end of the communal path. This is the current collection method for all waste (general and recycling) for all properties on this estate.

9.0 FIRE FIGHTING ACCESS

- 9.1 The proposed dwelling is situated at the end of a pedestrian cul-de-sac, approximately 37 metres from the kerbside to the boundary of the property, the site falls outside of the recommended 45m access criteria to all areas inside the property required by Hampshire Fire Brigade.
- 9.2 There is also vehicular access to the rear of the property which may be suitable for fire-fighting services. The width of this access road is 4700mm at its minimum which is above the ADB V1 table 13.1 requirement for a minimum road width of 3.7m between kerbs. The entrance is

reduced to 3050mm by two raised kerbs as shown on photos below. This is just under the 3100mm width required between gates but is only 150mm high and should not affect access for an appliance.

- 9.3 Should there still be concerns over access for fire-fighting operations, then consideration will be given to install an Automatic Water Fire Suppression System (AWFSS) to the new dwelling. This will be detailed out during the submission of a Building Regulations application and will meet with the requirements of Approved Document B



10.0 HERITAGE STATEMENT – ASSESSMENT OF SIGNIFICANCE

- 10.1 The building is not of any historical significance.