

PLANNING STATEMENT

for

A proposed detached dwelling with parking

at

Land adjacent to 36 Summerhill Road, Waterloooville. PO8 8XE



PLANNING HISTORY:

APP/13/00318 – Erection of 1 no. 4 bedroom house with associated access – Plot 1.

APP/13/00348 – Erection of 1 no. 4 bedroom house with associated access – Plot 2



ASSESSMENT OF PHYSICAL CONTEXT IN LOCAL AREA:

Summerhill Road is a residential area which contains mainly large detached properties with generous gardens. Part of the garden of no. 36 was previously developed, see above planning applications.

No 36 has a large untended garden area to the south east of the property.

Summerhill Road backs onto Forest Avenue and the garden of No 36 has a pedestrian access into Forest Road.

The existing chalet bungalow has two parking spaces with no existing turning on the site.



No. 36

DESIGN PRINCIPLES:

A sympathetic design approach has been applied to the proposed 4 bedroom detached dwelling, The proposed dwelling will reflect the design styles found in Summerhill Road.

All materials will compliment the existing dwellings in the road, the proposed dwelling will use a facing brick built with a natural slate roof, stone cills and white UPVC windows,

There will be no significant impact caused to the setting of the existing building with this application.

FLOOD RISK:

The application site is not within a Flood Risk Zone.

EVALUATION – RELEVANT PLANNING POLICIES:

We believe that our Planning Application satisfies and fulfils all relevant Local and National Policies.

Havant Borough Council Core Strategy – Local Development Framework:

This application satisfies Policy CS9 Housing,

This application satisfies Policy CS14 – Efficient use of Resources - as the proposed dwelling will achieve Level 3 of the Code for Sustainable Homes.

This application also satisfies Policy CS15 – Flood and Coastal Erosion Risk as the application site is not within a Flood Risk Zone.

This application satisfies Policy CS16 – High Quality Design

This application satisfies Policy CS17 – Concentration and Distribution of Development within the Urban Areas, the site is in Waterloo and makes good use of underused land within an urban area

This application satisfies DM13 Car and Cycle Parking on Residential Development – as it satisfies the standards as set out in the Residential Car parking and Cycle Provision Supplementary Planning Document

The form, bulk and general design of the proposed dwelling is in keeping with its surroundings, and it will not harm the landscape or the character or setting of the existing dwelling and it is felt that the proposed design of the dwelling will improve the existing appearance of the existing chalet bungalow .

There will be no adverse impact on the tranquil and residential character of the area with this development. The proposed development recognises distinctive local landscape character and sensitively and will contribute to its setting and quality. The proposals respect and enhance the landscape character of the surrounding area and the site.



In the garden (prosed building land) towards no. 36



Looking towards the end of the garden

Taken from the end of the garden looking towards Summerhill Road



Looking towards No. 34 from the garden of no. 36.



Side view of no. 36

AMOUNT OF DEVELOPMENT:

The proposed dwelling has a footprint of 16.8 m²

INVOLVEMENT OF LOCAL INTEREST:

The immediate neighbours have been consulted, the proposal will not affect any other building or property.

SCALE:

The proposed dwelling is comparable in scale to other properties within the street.

LAYOUT:

The proposed dwelling will sit well within the site and will enjoy a large rear garden.

The existing trees on the site will be retained and they will be protected throughout the course of the development of the site,

PARKING:

The proposal will satisfy HBC parking standards.

DESIGN PRINCIPLES:

APPEARANCE;

The proposed dwelling will sit quietly alongside the existing dwellings. The proposed materials will match the materials as used on the two new dwellings too the north west of no. 36.

LANDSCAPING:

There will be no change to the existing landscaping.

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