

Planning, Design & Access Statement

***Land to south of 'Furlonge House', Emsworth
House Close, Emsworth, Havant PO10 7JR.***

***Proposed erection of a detached
three-bedroomed house.***



Prepared by
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on behalf of Futuristic Home Developments Ltd.

1. Introduction

This statement supports the full planning application for the erection of a detached three-bedroomed house on land to the south of 'Furlonge House' in Emsworth House Close.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to new dwellings and design and should be read in conjunction with the other supporting documents.



The approach to the site from the south, on Emsworth House Close.

2. Context



The approach to the site from the northwest, on Emsworth House Close.

This irregular-shaped site of 0.068 hectare lies on the east side of Emsworth House Close in Emsworth, within Havant Borough Council's administrative area.

Impressions of the site in the approach from the south on Emsworth House Close are constrained by the properties that face west towards the road. Tall trees in the north corner of the site and a high hedge along its east boundary block views into the site by neighbours in those directions and form a dense sylvan backdrop in impressions from the south and west/northwest on Emsworth House Close. The site is contained on its

northwest and south boundaries by a brick wall, a timber fence (1.5 metres in height) and another timber fence (1.8 metres in height) respectively.

Vehicular access to the site is afforded via a wide (**11.1 metres**) dropped kerb on the Emsworth House Close (southwest) frontage. Clear views to the south and northwest along the Close ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians.

There are no parking restrictions outside the site and kerbside parking predominates. In his 'Highway Technical Note' (copy enclosed), Nick Culhane (highway consultant) recorded that *'The access and parking spaces measure some 5.0m in width, which would affectively remove the ability of 1 or 2 cars to be parked within Emsworth House Close on the highway. Anecdotal evidence*



The site viewed from the southwest, on Emsworth House Close.

taken from Google Street view over the years... suggest... that any displaced parking from the existing access area can be easily accommodated within other sections of Emsworth House Close.'

Residents of this locality enjoy safe and convenient access to the 'Esso' service station (within 6 minutes walk, to the south) for the purchase of provisions, 'The Kings Arms' public house (8 minutes walk, to the southeast), the Emsworth shore (9 minutes walk, to the south) and 'Emsworth Primary School' (10 minutes walk, to the north).



The site viewed from the northeast, on Emsworth House Close.

Residents may travel a little further into the village centre of Emsworth (12 minutes walk, to the southeast), where a wide range of services and facilities is offered. Havant Road (within a minute's walk to the south) forms part of the route followed by the regular 'Stagecoach' no.700 bus service that takes passengers east to Emsworth village centre and then on to Chichester town centre or west to Havant town centre and then south to Portsmouth city centre. While it is evident that residents of this locality do not need to use a private car to enjoy good access to services (ie. this is an accessible, sustainable location), the provision of secure on-site facilities for bicycle storage would help promote the use of that alternative to the private car as a sustainable transport mode, as is recognised at paragraph 104 of the 'National Planning Policy Framework' 2023 ('NPPF') regarding 'Promoting sustainable transport'.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of the NPPF reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 69 of the NPPF regarding 'Identifying land for homes' records the Government's recognition that *'Small...sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly.'* Paragraph 119 ('Making effective use of land') states that *'Planning...decisions should promote an effective use of land in meeting the need for homes..., while safeguarding and improving the environment...'*. Paragraph 130 ('Achieving well-designed places') provides for the grant of planning permission for development of good design. This proposal accords with all of those principles.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise - an element of flexibility is provided which enables decisions to be made which may disagree with the development plan. The development plan for Emsworth comprises the 'Havant Borough Core Strategy' (2011), the 'Havant Borough Local Plan (Allocations)' (2014) document and Supplementary Planning Documents. The policies map of the development plan shows this site within the 'Urban Area' with no special designations; it does not fall within a Flood Zone.

Core Strategy Policy CS9 ('Housing') provides for the grant of planning permission for housing proposals that will *'...Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.'* Core Strategy Policy CS17 ('Concentration and Distribution of Development within the Urban Areas') states that *'Development will be permitted that makes the most effective*

use of land in the borough by granting planning permission that: '1. Concentrates new housing...within the...urban areas of...Emsworth...' and '2. Prioritises development on previously developed land, including...underused land...within the urban area.'. The need to make the most effective use of this under-used site has driven the promotion of this proposal. Core Strategy Policy CS16 ('High Quality Design') states that planning permission will be granted for development '...which helps to create places where people want to live, work and relax...Is well connected to and integrates with the immediate local area' and '...does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking'. Core Strategy Policy CS17 ('Concentration and Distribution of Development within the Urban Areas') provides for development that makes the most effective use of urban land; this proposal would satisfy all of those objectives.

Paragraphs 5.08 and 5.09 of Havant Borough Council's 'Borough Design Guide Supplementary Planning Document' (2011) re. 'Daylight' records recognition that: 'Acceptable daylight to interiors can be provided once there is a **25 degree** vertical angle from a point 2 metres above the ground on the facing external facade. (This results in a **10 metre** minimum separation distance between dwellings).' (emphasis added) and 'If none of the obstructing building is within the horizontal > 25 degrees, then there will be potential for good daylight to the building.'. Paragraph 5.13 of the SPD states that '...the garden of a two-storey home should be a minimum of 10 metres in length to provide appropriate daylight and to minimise overlooking....' and notably that 'Clearly there may be exceptions to this rule, depending on the local context....' (emphasis added); this is such a situation.

Table 4A ('C3 Dwelling Houses – Vehicle Parking') of Havant Borough Council's 'Parking Supplementary Planning Document' (2019) calls for a three-bedroomed house to be served by **2 parking spaces**.

Policy D1 ('General Design Policy') of the 'Emsworth Neighbourhood Plan 2019-2036' records that 'a) All new developments...proposals across the neighbourhood area should be of high quality, in accordance with the other policies and the other provisions contained within this neighbourhood plan.'. Policy D2 ('Height, Mass & Materials') states that 'a) All new buildings should enhance the character of the area and be appropriate in height, mass and materials... In most cases, this will mean buildings constructed or clad in materials typical for the area with any pitched roofs being of slate or tile.'. Policy D3 ('Layout, Form & Density') indicates that 'a) The layout, form and density of new developments should reflect the historic urban grain of the historic parts of the neighbourhood area and its specific characteristics, unless site specific conditions suggest otherwise.; b) Development proposals should make the most efficient use of land and be developed at the optimum density...The optimum density should result from a design-led approach to determine the capacity of the site, with particular consideration given to: the site context, its connectivity and accessibility to surrounding areas by walking, cycling and public transport.'.

Table 1 ('Minimum gross internal floor areas and storage (m2)') of the DCLG's 'Technical housing standards – nationally described space standard' (2015) requires a two-storey, three-bedroomed dwelling to have a gross internal area ('GIA') of at least **84m²**.

This locality is characterised by substantial dwellings in a wide variety of formats, styles and plot sizes (see aerial photograph on cover page) that notably includes: a three-storey block of flats ('Furlonge House') that stands to the north; detached two-storey dwellings [eg no.6 Emsworth House Close (next-door to the south); no.4a Record Road (to the east), no.61 Havant Road (to the southeast) and no.65 Havant Road (on the corner of Emsworth House Close); dwellings with rear gardens of less than 10 metres in length eg no.6 Emsworth House Close (it has rear garden just **5-4.5 metre** in length), no.5 Emsworth House Close (a rear garden **4.6-6.2 metres** long), no.4 Emsworth House Close (a **8 metre** long rear garden) and

nos.2/3 Emsworth House Close (rear gardens **8.5-11 metres** in length). It can be appreciated that dwellings with rear gardens less than 10 metres in length, within a range of **2.5-11 metres** are represented in this locality.

To the south of the application site stands no.6 Emsworth House Close (a gable-roofed house). A tree near the south boundary blocks views into the site from a first-floor window which serves a (non-habitable) landing area. To the north stands 'Furlonge House' - its southeast ground-floor window serves a lounge. A substantial oak ('T2'), the subject of Tree Preservation Order 1702 stands at the centre of the common (east) boundary with no.6 Record Road.



No.6 Emsworth House Close viewed from the north, on the application site.

No.4a Record Road (a chalet-bungalow that stands to the east of the application site) has a first-floor bedroom window in its west elevation but views towards the site are blocked by a tall boundary hedge.

The subject site comprises an open irregular-shaped holding that lies between 6 Emsworth House Close and 'Furlonge House'. It is understood that a substantial building previously stood on this land, occupied by the British Red Cross. The application site (**0.042 hectares**) comprises the north sector of the land, that lies to the south of 'Furlonge House'.



No.4a Record Road viewed from the west, on the application site.

It is submitted that the erection of two detached houses on this under-used sustainable land within the urban area of Emsworth would accord with the character of its locality and not compromise *any* key sustainable development principles of national or local planning policy.

3. Consultation

In accordance with the advice proffered at paragraph 39 ('Pre-application engagement and front loading') of the NPPF, the views of Principal Planning Officer David Eaves of Havant Borough Council were invited on

preliminary schemes for: (1) the provision of three houses on this site (one detached and a semi-detached pair) and (2) a reduced scheme for two detached houses.

By letter dated 29th September 2023 (ref: GEN/23/00653), Mr Eaves helpfully confirmed that: *'...the principle of residential development is considered acceptable...it should be possible to provide a development with an acceptable direct impact on neighbouring properties'* and *'...an application for two dwellings would improve the opportunity for a successful planning application.'* By letter dated 12th January 2024 (ref: GEN/23/00653), Mr Eaves stated that *'...the reduction in the number of units from 3 to 2 is a positive move in seeking to provide a development which would work more successfully in its context.'* The views expressed by Mr Eaves have evidently been accorded weight in the formulation of this proposal.

The occupants of no.6 Emsworth House Close (next-door to the south of the application site) and no.4a Record Road (to the east) were recently consulted on the principle of dwellings on the land; no adverse comments were received.

4. Amount, Layout, Scale & Appearance

In light of the favourable presumption set down in the development plan and the positive views recorded by David Eaves, it is proposed that three trees (ie T3, T4 and T5) be removed and a detached three-bedroomed house be erected on the north sector of this site, to derive optimum benefit from the site's accessibility advantages. Provision is to be made for a rear garden **8.79-18.9 metres** in length (> 10 metres). In compliance with the minimum space standard, the dwelling would have a GIA of **102m²** (ie > 84m²).

The proposed house is so sited as to respect the general frontages and ridge heights of buildings to the northwest and south of the site. Respect for the amenities of existing and future residents have been accorded priority in the formulation of this proposal, from concept stage: the house would stand **14.8 metres** away from the two-storey element of 'Furlonge House' (to the northwest), **12.6 metres** away (ie > 10 metres) from the ground-floor lounge window of 'Furlonge House' and **21.6 metres** away from the two-storey part of no.6 Emsworth House Close (to the south). The upper-floor bathroom windows in the north elevations would be obscure-glazed and top-hinged, with restrictors. It is also proposed that native trees be planted along the northwest boundary of the site and native shrubs planted in the frontage, to soften the appearance of the development; and that a timber fence **1-8 metres** in height be erected along the northwest boundary.

In this configuration and finished in red/brown brick with gabled roofs of plain brown tiles, the proposed house would make more efficient use of this sustainable site in a manner that accords with the character of its surroundings and would not result in detrimental impact on the amenities of neighbours.

5. Access

The site would continue to be served by the existing access arrangement.

In accordance with Havant Borough Council's 'Parking' SPD, the dwelling would be served by **two** car parking spaces arranged on a laid forecourt to the south. Secure bicycle accommodation would be afforded by the provision of a timber store in the rear garden. Refuse and recycle bins would be stored near the side elevation and taken to a collection point in the Emsworth House Close frontage on the requisite day.

As the site enjoys unhindered access to Emsworth House Close, no difficulties are anticipated with emergency services reaching the new house or its garden areas. The view is taken that neither vehicular nor pedestrian movements associated with this proposal would cause danger or inconvenience to users of the public highway or be materially harmful to the amenities of residential neighbours [particularly 'Furlonge House' (north), no.6 Emsworth House Close (south) or no.4a Record Road (east)].

In the enclosed 'Highway Technical Note', Highway Consultant Nick Culhane recorded that: *'The existing access is to be utilised which affords visibility in accordance with advice contained within the LHA's document Technical Guidance 3'...'Car and Cycle parking is to be provided in accordance with the LPA's adopted parking standards.'...'The development will result in just 6 additional traffic movements across a 12 hour day'...'Existing service vehicles arrangements will be maintained' and 'The highway implications of this development are*

therefore considered to be acceptable from a safety point of view and it is not considered to result in any demonstrable harm.'

6. Trees

In their 'Arboricultural Impact Appraisal & Preliminary Arboricultural Method Statement' of 4th February 2024 (copy enclosed), Fallen & Found Arboriculture records that *'The proposal does require the removal of three low-quality trees...These trees have impaired form and are suppressed by the canopy of T2 (Common Oak)...The removal of these trees will improve the appearance of T2 (Common Oak) whilst not impacting the sites tree character...The amenity of the wider landscape will not significantly change as a result of the proposal.'*; and *'...there to be a low potential for long term negative impacts to the retained trees arising from the development of the proposal.'*

7. Ecology

In the enclosed 'Ecological Impact Assessment' of March 2024, Darwin Ecology state that *'Due to the unsuitability of on-site habitat, no further surveys are deemed necessary with regards to European protected species, it is considered that works can proceed under general mitigation measures.'*

8. Noise

The view is held that there would be no significant loss of amenity derived from noise.

9. Site Waste Management

Top-soil 'scraped-off' following the setting-out of the site is to be retained on the site, for re-use in soft landscaping. Timber will be salvaged and inert waste material would be disposed of to a licensed Hampshire County Council site and any other waste will be segregated into skips and removed by licensed collectors.

10. Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no working on Sundays or Bank Holidays. All materials and plant would be kept within the curtilage of the application site and trees not removed under previous permissions are to have protective fencing around.

11. Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

12. Contributions

The applicant recognises that it is Havant Borough Council's customary practice to seek a financial contribution towards the 'Solent Recreation Mitigation Scheme' whenever new residential development is proposed.

13. Nitrate Neutrality

In their 'Information to Support a Habitat Regulations Assessment' document of March 2024 (copy enclosed), Darwin Ecology states that the proposed development would result in a nitrogen output of **1.79 KgTN/yr**. The applicant company has elected to use Havant Borough Council's European site avoidance and mitigation package in this regard.

14. Community Infrastructure Levy

It is understood that Havant Borough Council would apply a Community Infrastructure Levy (CIL) for the net increase in internal floor area brought about by this development.

15. Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal, as it would not detract from the existing street-scene; would be in keeping with the character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians, cyclists and vehicular traffic; provides satisfactory cycle and car parking; respects privacy, outlook and sunlight; and takes into account the prospect of criminal activity and anti-social behaviour.

Development of this site in the manner proposed would achieve more efficient use of this urban land without harm to the character or appearance of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

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