

Planning, Design & Access Statement

27 Passfield Walk, Leigh Park, Havant, PO9 5QG.

Retention of single-storey rear extension.



Prepared by
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on behalf of Mr T. Vu.

1. Introduction

This statement supports the householder planning application that seeks to retain the single-storey extension that has been erected beside the rear (northwest) elevation of 27 Passfield Walk.

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 domestic extensions and design and should be read in conjunction with the other supporting documents.



The site viewed from the southwest, on Ropley Road.

2. Context



The site viewed from the northeast, on Sharps Road.

This rectangular site of 0.015 hectare lies on the northwest side of Passfield Walk in Leigh Park, within Havant Borough Council's administrative area and **18-25 metres** to the southwest of Sharps Road.

Regardless of whether one approaches from the northeast/southwest along Passfield Walk, northwest/southeast along Sharps Road or northwest/southeast along Exton Road and Ropley Road, public views of the site and application subject are hindered by the properties that face those roads and frontage walls. Views into the rear of the site are similarly foiled from the northeast on Sharps Road, the east/southeast on

Passfield Walk and the southwest on Ropley Road. Only from the side (northeast) footpath and the centre of the rear (northwest) communal service area, is the application subject apparent.

Pedestrian access to the site is afforded via a public footpath from Sharps Road (to the northeast) and Exton Road (southwest). Vehicular access is afforded via a communal hardstanding area from Ropley Road (to the northwest).

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



The site viewed from the west on communal access drive.

planning policy'. Paragraph 11 of the 'National Planning Policy Framework' 2023 ('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 130 of the NPPF regarding 'Achieving well-designed places' provides for the grant of planning permission for development of good design.

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 site viewed from the southeast, on Passfield Walk.

The development plan for Leigh Park comprises the 'Havant Borough Core Strategy' (2011), the 'Havant Borough Local Plan (Allocations)' (2014) 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 CS16 regarding 'High Quality Design', provides for the grant of planning permission for '*...development that is designed to a high standard...1. Responds to, draws inspiration from and respects local context and: a) Identifies and responds positively to existing features of...local character...close to the proposed development site;...c) Uses the characteristics of the locality to help inform the design of the new development including ...materials...e) ...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 accords with that principle.

The locality is characterised by family dwellings in a variety of dwelling styles and formats (see aerial photograph on cover page) and, notably, includes properties finished in white cladding – eg: properties along Passfield Walk (to the southeast) and no.33 Sharps Road (to the northeast).



Properties along Passfield Walk (to the southwest).



No.33 Sharps Road (to the northeast)

Notably, tall brick walls stand along the southwest boundaries of nos.50 and 52 Sharps Road (ie next-door to the northeast of the application site).

This application relates to an end-of-terrace house that stands on the northwest side of Passfield Walk, that has a flat-roofed extension [the application subject has a gross internal area ('GIA') of **14.48m²**] to the rear, along the northeast boundary -it is used as an amenity area by the applicant's family. Erection of the extension commenced in April 2023 and it was completed in early-May of that year - in similar vein to other buildings in the vicinity, it is finished in white cladding. Notably, the initial (southeast) flat-roofed porch element (a utility room) was in place before the applicant's acquisition of the property. Google Streetview shows a flat-roofed structure on the site in January 2021, where the extension has been erected.



The site viewed from the west, on the communal service area.



The former structure on the site in January 2021 (Source: Google Streetview)

3. Amount, Layout, Scale & Appearance

In light of the character of the area and the favourable presumption set down in the development plan, it is proposed that the rear addition be retained in its present form. In this configuration, the addition has made efficient use of this urban site in a manner that accords with the character of its surroundings and key sustainable development principles set out in national and local planning policy,

without detriment to the amenities of neighbours.

4. Trees & Ecology

No trees or protected species have been harmed by this development.

5. Community Infrastructure Levy

It is understood that Havant Borough Council would not apply a Community Infrastructure Levy ('CIL') for the increase in internal floor area (ie <100m²) brought about by this development.

6. Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it: has not detracted from the street-scene; is in keeping with the character of its surroundings; incorporates materials and design elements that are sympathetic to local character; and it respects the privacy, outlook and sunlight of neighbours

Development of this site in this manner has achieved 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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