

Design and Access Statement

Background

2 Towers Garden is situated in the conservation area of Langstone Village, and we have been residents of Towers Gardens for 30 years. The road is a cul-de-sac, with 15 houses, 2 of which now have driveways and 1 has a driveway to its garden, but otherwise the parking provision is very limited. In addition, there are 3 houses on the main road that also back onto Towers Garden. To improve the amount of parking available we wish to convert some of our front garden to a driveway, allowing us to have a designated parking space.

We would also like to purchase an electric car, to help the environment, but at present have no way of charging an electric car, so our proposal to build a driveway includes installing an EV charger, allowing us to move to a greener form of transport and support Government targets.

We understand that Langstone is a conservation area and we care very much for the environment and the village having lived here for so long, however the lack of parking that exists now in Towers Garden is detrimental to the area. The ability to add an additional parking space to the road will help improve this. There are already 2 houses that have converted their front gardens to driveways, which has removed some of the demand for on-street parking and has not taken away from the aesthetics of the road. We propose to build our driveway in the same materials, so that it is in keeping with these properties. The driveway will also be porous to limit any additional load on the drainage system.

Current Parking Provisions:

Towers Garden consists of 15 properties, with only 13 on-street parking spaces. The majority of the houses do have garages, but these were built in the 1960s and are not of an adequate size for use for parking the size of modern cars (garage dimension only being 2.6m wide and 5.3m in length). There is an additional demand for parking from visitors to this popular area, and to the Royal Oak pub.

Of the 15 houses, there are a total of five that are 4 bedroom dwellings, with the rest of the houses being either 2 or 3 bedrooms. When Towers Garden was built in the 1960s, residents would have had a maximum of 1 car per household, and so the parking provision was more than adequate. Today however, the majority of the households have 2 cars, and the 13 on-street car parking spaces are no longer enough, especially with the additional demand for parking from visitors. If the Towers Garden development was built today, it would need to have over 30 vehicle parking spaces (Ref: Havant Borough Parking Supplementary Planning Document).

Proposed Alterations

A hard-standing/driveway to be built on a portion of the front garden, in the same material as the 2 driveways that exist in the road. There would continue to be an area of grass for the front garden and the garden would remain open plan with no boundaries to the neighbouring gardens.

An electric vehicle charging point will also be installed to allow for greener transportation and future needs.

Summary

2 Towers Garden is a 4 bedroom house and should have a 3 vehicle spaces allocated to it if it was built by today's standards. With parking being very limited in Towers Garden, the addition of a driveway will add to the parking provision in the road. The proposed driveway will be built in a sympathetic manner and be beneficial to the area, as well as EV charging for the future.

Reference/Planning Policy

Langstone Conservation Area Review 2011 – this was used for the adoption of Article 4. Even in 2011 it identifies that there is minimal provision for off street parking and a greater number of vehicles per household. It does not provide a solution to this problem and the demand has grown considerably since this review and can only get worse with the need for electric vehicle charging.

The review also states that Towers Garden and The Saltings have off street parking courtyards – this is the case in The Saltings which has car-parking spaces as well as garage blocks, but this is not the case in Towers Garden where there is no provision for off street parking in addition to the garages.

Article 4 was only confirmed in March 2022, 11 years after the Langstone Conservation Area review was written – there have been changes in demand on the area during that time.

When we got permission for our dropped kerb in 2019, we were advised that planning permission would be required for a driveway. However, we now know that this was not the case as it could have been done under permitted development due to Article 4 not being confirmed. There are 2 houses in Towers Garden with driveways built under the permitted development rules, which have not had a detrimental affect on the environment and look in keeping with the rest of the road.

Article 4 still allows for change in conservation areas, with planning permission, as the needs of the local area and environment change. Current examples of this are the Mill Pond Wall/Sea Wall by Wade Court and the Langstone Flood Defence proposals. The Government initiative to phase out petrol & diesel cars also presents a need for change, hence the proposal for an EV charging point.

Havant Borough Parking Supplementary Planning Document states the parking the requirements required for new dwellings in the borough to ensure that there is no undue impact on street congestion or tensions within a community. Although Towers Garden is not a new development this document shows the importance of adequate parking provisions

Conclusion

There are challenges with parking in Langstone. The availability of parking is less than that required by the residents and visitors. The creation of an additional parking space will benefit all the residents, and can be delivered in a sympathetic manner for the conservation area. In addition, provision of EV charging will be beneficial to the environment and support government green initiatives.