



Design and Access Statement

Convert the Main House and Annexe in to 8 Dwellings

34 Havant Road, Emsworth, PO10 7JG

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1.0 Generally

- 1.1 This Planning Report forms part of a Full Planning Application to Havant Borough Council to convert the main house and annexe to create 8 dwellings (7 net increase) at 34 Havant Road, Emsworth, PO10 7JG.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

21020 -	101B	Location Plan
	133	Existing Site Plan
	131B	Proposed Site Plan
	210A	Existing Floor Plans
	310	Existing Elevations
	331	Existing Outbuilding Elevations
	430D	Proposed Floor Plans
	531A	Proposed Elevations
	532A	Proposed Annex/Bungalow Elevations

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of February 2019. Of the policies, we were mindful of the following:

Paragraph 11:

Plans and decisions should apply a presumption in favour of sustainable development.

Section 5: Delivering a sufficient supply of homes.

59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

68. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Section 11: Making effective use of land.

117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that as much use as possible of previously-developed or 'brownfield' land.

- 1.5 Havant Borough Council has agreed to withdraw the emerging Local Plan examined by the Planning Inspectorate in 2021 and develop a revised plan. Whilst the new Local Plan is developed, the council will hold to six decision making principles to inform and define development in the borough.
- 1.6 This application will be decided in accordance with Decision Making Principle 4:

Decision Making Principle 4 – Sites not in accordance with the Development Plan where the principle of development has not been previously identified

The nature of Havant Borough means there are constraints affecting much of the undeveloped land outside of the built up area. In line with paragraph 38 of the NPPF, the Council will work with applicants to fully assess technical constraints affecting development sites, and explore whether mitigation packages can be secured to the satisfaction of the appropriate statutory consultee(s).

Development proposals not in Table 1 and not in accordance with the Development Plan will need to demonstrate that they constitute 'sustainable development' in accordance with the NPPF, by demonstrating that:

- The remaining requirements of the Development Plan and decision making principles set out in this Statement are complied with; and
- There will not be a significant and demonstrable adverse effect from the development where mitigation is provided to the satisfaction of the local planning authority, taking into account advice from statutory consultee(s).

In addition to the above, proposals will need to demonstrate they are deliverable in line with the definition in Annex 2 of the NPPF.

The Council will consider such development proposals in line with Paragraph 11 d) of the NPPF, against the decision making principles in this Position Statement. Substantial weight will be given to the material consideration of housing supply, considering the Borough's five year supply position at the point of determination.

- 1.7 The development proposed is for a net increase of 7 No. dwellings, which are deliverable in accordance with the definition at Annex 2 of the NPPF:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."

The Applicant is expected to be able to complete this residential development within the next one – two years.

2.0 Physical and Social Context

- 2.1 The area immediately surrounding the subject site is entirely residential. Nearby properties are two storeys with a mixture of materials (brick, render, cladding and tile hanging).
- 2.2 The eastern end of Havant Road connects to Emsworth High Street Local District Town Centre (0.4 miles from the subject site). The Town Centre contains a range of facilities including:
- Bus Stops.
 - Pharmacy.
 - Dentist.
 - Church
 - Express convenience stores (Co-op).
 - Take Away Restaurants.
 - Coffee shops and cafes.

Given the above, the subject site is deemed highly sustainable.

- 2.3 The site is 2 miles east of Havant Town Centre.
- 2.4 The site is currently within Flood Zone 1, and remains in Flood Zone 1 in the year 2115.

3.0 Involvement of Local Interests

- 3.1 The site was Granted Planning Permission (Ref: 24316) on 24th April 1974 for the use of the building as a Dialysis Treatment Centre and Holiday Home. This was in continuous lawful use until April 2021 when the Charing Cross Hospital Dialysis Holiday Home Ltd sold the site to move premises.

There was a manager's accommodation 1 bedroom apartment within the building, where the manager and his wife lived for 16 years before vacating the property in April 2021 when the site was sold.

Planning Permission (APP/21/00498) was Granted on 25th November 2021 for the Change of Use to C3 residential. The Permission was implemented on 26/11/2021 and has been in use as a dwellinghouse.

- 3.2 There is a detached building directly behind (south) of the principle building which contained the medical centre for patients undergoing dialysis treatments. Planning Permission was Granted (also APP/21/00498) to convert this in to a residential annex. This is proposed to be a two bedroom bungalow, to match in style and appearance to the bungalows that are being constructed under Planning Approval APP/21/00774.

4.0 Amount

Existing

- 4.1 The current site is 3677m² (0.36ha) in area.
- 4.2 The width of the application site at its widest point is 39.3m.
- 4.3 The length of the application site is 114m.

Proposed

Dwelling	GIA (m ²)	Garden (m ²)	Dwelling Size	
Apartment 1	50	26.5	1 bed, 2 per	
Apartment 2	50	17	1 bed, 2 per	
Apartment 3	50	27	1 bed, 2 per	
Apartment 4	51	188 (shared)	1 bed, 2 per	
Apartment 5	42	188 (shared)	1 bed, 1 per	
Apartment 6	50	188 (shared)	1 bed, 2 per	
Apartment 7	71	3 (balcony) 24 (terrace)	2 bed, 3 per	
Bungalow	61.5	84	2 bed, 3 per	

Approved

- 4.4 Planning Approval APP/21/00774 is approved for 4 No. 3 bedroom bungalows to the rear of the site, which are currently being constructed. Therefore, the site will have a total of 6 No. 1 bedroom dwellings, 2 No. 2 bedroom dwellings and 4 No. 3 bedroom dwellings.

5.0 Design

5.1 NPPF Section 12: Achieving well-designed places

“127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

5.2 Character

- The character of the locality is residential with a mixture of one, two and three storey dwellings.
- The proposals seek to relate sympathetically to the approved bungalows, and existing house, in size and appearance.

5.3 Appearance

- The proposed materials are to match those of the existing house, approval APP/21/00774 and the surrounding area.

5.4 Scale

- There is no alteration to the scale of the building.

5.5 Layout

- The site plan proposed related to Variation of Condition Application APP/22/00353 which is to move the existing access to the centre of the site. This will allow for parking down the eastern side of the existing driveway.

5.5 Planting

- Planting within gardens to be at the owners discretion.
- Planting within common areas to be in accordance with the proposed re-planting scheme as part of APP/21/00774 and APP/22/00353.

6.0 Access

- 6.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 6.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 6.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 6.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 6.5 Pedestrian access to the site is available from Havant Road.
- 6.6 Emergency access is fully available from Havant Road.

7.0 Sustainability

- 7.1 Based on BRE Home Quality Mark Guidelines.

7.2 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential use is already well established with existing utility supplies.

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The purpose of this application is to form a basis of discussion with the Local Planning Authority.

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

The proposed design was prepared with reference to the National Space Standards and seeks to make best use of the available land.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

This site is within an existing residential area with access to internet and utilities.

7.3 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

Adequate parking is to be provided and provision for the charging of electric vehicles will be made.

Local Amenities

- *Basic services such as retail and banking*
- *Local parks and places of leisure*
- *Healthcare and education facilities*

A variety of local amenities are available.

7.4 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*
-

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

7.5 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*

25th May 2022

Critchley **A**rchitecture **A**nd **D**esign (CAAD) Ltd