

DESIGN & ACCESS STATEMENT

in respect of

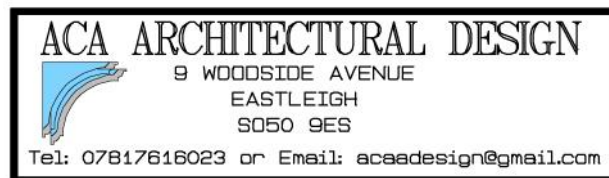
Proposed Residential Development
Of 4 new self contained apartments

for

D & K
Contracting Services Limited/Mr & Mrs Leoni-Peters

on

Land to rear of Benhall,
Hambledon Road, Waterlooville
PO7 6XB



INTRODUCTION

This design and access statement supports a full planning application for the development of the site with four x 1 bedroom self-contained apartments along with associated new access, parking and landscaping following a pre- planning application enquiry submitted reference GEN/16/00118 dealt with by Mrs R McMurray, the response is detailed below;

“The proposed apartment block would sit well within the curtilage of the plot and would allow the opportunity for an acceptable level of shared external amenity space and landscaping (this might of course be subject of a condition requiring details to be agreed pursuant to any planning permission).

The proposed scale and massing appears to relate well to the neighbouring pair of semi-detached dwellings and the new frontage building. However, I do have concerns over the potential overbearing impact it may have the approved dwelling to the rear of Meadowlea. The projecting gable end in particular may be overbearing to the amenity of the future occupier of this dwelling. Is there scope to lower the ridge height and eaves?

Overall I would consider the proposed design to be appropriate in this location in principle, although the impact on amenities of the neighbouring residential property would have to be carefully considered at application stage.”

The proposed building position has been altered to be a minimum of 2 metres away from the approved dwelling to the rear of Meadowlea to prevent any overbearing impact on the amenity of the future occupiers.

SITE LOCATION AND DESCRIPTION

The subject site is located opposite the junction between Hambledon Road and Charlesworth Drive adjacent and to the rear of an existing residential property known as Benhall, which is one of a pair of semi-detached (the other being Meadow Lea) dwellings located on the south western side of Hambledon Road.

The site measures 14.2m in width at the front and narrows to 13m at the rear with a depth of 62m.

The site itself is in close proximity from the town centre and hub of Havant. The site therefore benefits from close proximity to out of town centre amenities in the form of retail. The main A3 carriageway is within close proximity and easy access to the site.



Existing front elevation of property and new access in place on land adjacent for ten new flats currently being implemented.



Rear parking area being formed for ten flats and view of new dwelling built on land to the west.



View of rear of Benhall and subject site with garden area already separated as requested by owners and view of new build development at the rear.

Proposal

The proposal is to:

Erect one new building which will accommodate four x 1 bedroom flats with 4 parking spaces and shared amenity areas.

Create a new access from the parking area which at the rear of the new development of ten flats currently being built (planning approval ref: APP/14/01107) and provide parking areas and implement new the landscaping on land to the rear of the existing property known as Benhall.

Principle of development

The site is situated within a built up area where the principle of new development is accepted provided that it does not harm the character of the area, result in the loss of important open space and does not prejudice development of other land. Design and layouts for new development should not compromise the quality of the environment and new housing development should not be viewed in isolation.

Amount

The proposed building measures 11.4m across its width with maximum of 11.3m in depth and would stand 7.1m high to the ridge.

The existing landscaping would be altered and supplemented with new planting on the northern and eastern boundaries.

The main volume of building is to the rear of the site and in line with the recent approval for a 3 bed detached dwelling reference APP/15/00267 on land to the rear of the property known as Meadow Lea, therefore it should be considered to have limited impact on the size and design of the surrounding area and;

i would not be more visually intrusive in the landscape; and

ii responds positively to the character and appearance of its setting and surroundings; and

Layout

The garden area at the rear of the existing dwelling is on a deep rectangular plot (aprox 38.5m deep from the back wall of the property) and as such it is considered that there is sufficient available width and depth to enable additional properties to be erected on the site without it resulting in a cramped rear street scene.

A minor alteration would be required to the approved scheme of ten flats to accommodate a new vehicular access point within the rear parking area.

The existing garden to Benhall would retain a depth of 13.5m whilst the separation distance from either built form would be 22.7 metres (the current owners of Benhall requested that no first floor windows be placed on the front elevation that rooflights and a high level feature window)

Scale

At 7.1m to ridge the proposed development will be similar to the adjoining property recently approved, with similar separation distances between them and the existing, it should not be considered that this would have a detrimental impact on the street scene given the existing ridge height and house types that are a feature of the area.

While the proposal adds additional mass and bulk than that approved on the adjacent site the building appears as a single dwelling in chalet form, it would allow the proportion of proposal in relation to the new dwelling to integrate well. Furthermore, the resultant massing would not overdevelop the site and would retain the open feeling on this rear area. In any event, the sympathetic appearance of the proposal, incorporating design features of the traditional origin, sloping aspects on both the front and rear elevations, would not significantly erode the character of the existing properties to the detriment of the street scene in this location. In light of the above, the proposed development is considered to be in scale with other buildings in the immediate vicinity and the plot size, would be acceptable in appearance, and would therefore integrate with the form and structure of the existing settlement in accordance with local policies.

The design, scale height and massing of the proposed new development is considered to be of an appropriate standard in relation to the existing adjoining dwellings and the site itself. The materials to be used are to match the existing buildings in the vicinity and are considered acceptable and would not have a detrimental impact on the street scene, the proposals therefore accord to local policies.

Density

Whilst there is a need to comply with the density requirements of NNPF and with local policy general minimum density requirement of 30 dwellings per hectare, such densities should not be achieved at the detriment to the prevailing character of the area. The density of the proposed scheme equates to 120 dwellings per hectare (taken from land at rear only). In light of the above and the considerations in regard to the character of the area the proposal is not considered to overdevelop the plot.

Appearance

The proposed building has been sympathetically designed to provide 4 x 1 bedroom dwellings that are modest in their appearance but take reference from the recent approval on the adjacent land for a detached a dwelling.

The proposed design is considered to be appropriate for the area. Its scale is considered to be befitting of other properties in the vicinity and the proposed use of roof tiles, brick work and render finish will all enable the development to effectively integrate into its setting and street scene, and are appropriate for the area.

Amenity

The proposed development would follow the building line of the recently approved dwelling at Meadow Lea, furthermore given the separation distances involved and its positioning at the rear of the plot are such that it is considered that it would not have an overbearing impact on either of the existing or proposed building. Similarly the positioning would not result in undue overshadowing.

The level of separation between the properties is considered to be appropriate and will reduce any potential issue for mutual overlooking. With suitable separation distance, it is further considered that any potential impact in terms of overlooking or loss of light on any neighbours will also be minimal.

Landscaping

The side/rear boundaries which would remain in place in order assist in screening views from the proposal reducing the level of overlooking to neighbouring sites. For these reasons it should not be considered that the proposed scheme would have a significant detrimental impact on the amenities of nearby properties and adheres to local policies

Access

The new development will utilise the vehicular access being formed for the ten new flats on land adjacent to Benhall, this rear parking forecourt requires a minor amendment to parking bay 14 to that approved in order to facilitate a suitable yet functional area for vehicles to enter and exit in forward gear.

Highways

The level of parking identified is in accordance with the adopted parking standards as outlined in local polices (Parking Standards) and is considered that there is sufficient space on site to accommodate the parking spaces that would be required to serve 4 new residential units by

means of minimum 1 allocated spaces per unit, which is relative to the size of accommodation being proposed.

Refuse/Cycle Provision

It is proposed that the 4 new flats will utilise the bin and cycle storage areas currently being built (although these will require extending) for the ten new flats.

Noise

A noise assessment was undertaken for the previous planning approved for 10 flats on the same site with a noise levels measured in southeast area of the site, it would be therefore be reasonable to adopt the same recommendation as specified in that report which has been submitted with this application

Trees

No abroiculatural matters pertain to this site, there is one tree to the rear on the adjoining site which already have protection in place by means of existing 1.8m high close boarded fences.

Ecology

There are structures or features/trees on the site which could have supported protected species although the potential loss of open ground caused by the proposed development would have a slight negative impact on the amount of foraging air space available to bats in the area. However it is considered that this impact would be minimal.

Flood risk

A flood risk assessment was undertaken for the previous planning approved for 10 flats on the same site with finished floor area no lower than 37.25m above OS datum being recomeded, it would be therefore again be reasonable to adopt the same level as required in that report which has been submitted with this application

Conclusion

The proposal is considered to have no adverse effect on the character and appearance of the area, highway safety or amenities of the adjacent properties. The proposed development has been designed to minimise its impact as it would stand less proud than some of the existing building in the area.