



parkers
design



501 Dunsbury Way PO9 5BE - Replacement of single side extension to a 2 storey extension
Design and Access Statement

Design, form & scale

The property sits on the corner of Dunsbury Way and Middle Park Way within the urban area of Leigh Park, Havant, opposite the Swallow Pub. The immediate and wider area is residential in nature comprising of predominantly two storey terraced and semi-detached.

The works proposed are a 2 storey side extension replacing the permitted existing single storey extension to create an annex to offer disabled respite care (please see separate statement). The proposed replacement extension will convert the existing ground floor space to an open plan kitchen/living area accessed by the existing front porch area. This will allow for disabled accessible living as well as a ground floor disabled toilet. Upstairs will be a bedroom and full bathroom with the necessary aids and an ancillary storage cupboard. For emergency use only there will be an integrated access door from the main dwelling. This is to ensure privacy and the independence of the person staying whilst ensuring their safety. The materials used for the build the extension will be in keeping with the property it self as well as those of the surrounding development.

Internal changes are as follows:

- On the ground floor, the extension will be the same as the existing but converted to a free flow kitchen living area instead of a bedroom. A staircase will be added to access the upstairs bedroom/bathroom. There are no additional changes proposed to the main dwelling. The proposed internal arrangements for disabled access are covered by Part M of the Building Regulations
- On the first floor a new bedroom, disabled access bathroom and ancillary storage cupboard will be created. There are no additional changes proposed to the main dwelling.

Scale and mass of the site in a prominent corner position is hard to address, however the site does sit opposite The Swallow pub which already dominates the area and creates a more significant massing on a corner plot than the proposed extension. Whilst the extension does not sit forward of the building line on Dunsbury Way it does sit forward of the building line on Middle Park Road. However, Havant borough council have approved a similar extension (see application APP/21/00401) at 210 Dunsbury way which also sits on a prominent corner plot and extends the over the building line of High Lawn Way in a similar manner. See pages 10 and 11,

The proposed roof shape of the rear extension was chosen for its simplicity and conformity to the current style of houses on Dunsbury Way but also so as not to effect the street scene of Dunsbury Way. This was the advice of a pre-application dated 01/10/12 ref. GEN/12/00914. The applicant is not opposed to a gable roof if this is more inkeeping from Middle Park Way and has less impact on the street scene from this angle. The proposed roof changes will use materials that match the existing house. The height, massing and proportions of the proposed two storey extension are in keeping of those within the existing housing estate. The scale and design of the proposed therefore provides a clear contextual link to its surroundings.

The materials used in this proposal aim to improve the visual appearance of the extension when viewed in context with neighbouring properties and from any other vantage points at this grouping of residential buildings. The design of the extension roof is hipped to create a balanced visual appearance when viewed from the front elevation.

The proposed sits alongside the existing dwelling 501 Dunsbury Way ensuring the site potential is maximised whilst also ensuring that separation distances from neighbours remain. Positions of any new habitable windows have been carefully considered and are consistent with that of the existing estate without being damaging to neighbour amenity or resulting in any loss of privacy. It is therefore considered that the layout, height and scale of the proposed would not be of a scale that would result in unacceptable harm to residential amenity. Good design, in line with local/national policy and built relationship of the proposed is not considered to result in unacceptable harm by reason of overshadowing, loss of light, overbearing effect, loss of privacy or overlooking.

The layout of the proposed seeks to replicate the general built form within the area, providing small scale market accommodation in an appropriately sized plot. The proposed will have the benefit of being suitable for a disabled occupant. The development makes appropriate amenity provision for the dwelling and is fully usable and appropriate in scale as well as 2 on-site parking areas and secure cycle storage in accordance with the Council's standards, for both the new dwelling and retained dwelling.

Landscaping

The property is a semi-detached property and is next to several other properties of the same design. The proposed development will be visible from Dunsbury Way and Middle Park Way. It sits opposite a large pub, The Swallow that currently dominates the corner plot. The proposed does not overlook the living areas of other properties or rear gardens, ensuring privacy of both the applicant and surrounding properties.

There are no proposed changes to the landscaping at the front or rear of the property. The front landscaping comprises of a few low level bushes, a palm tree, a low level brick and render boundary wall that increases in height to the side and rear of the property as well as a block paved driveway with gated vehicle/pedestrian access. These boundaries will remain and there will be no effect to any existing wildlife habitats. Mature hedging can be planted to the boundary line to obscure visibility of the proposed development if preferred.

The northern boundary of the property also has a gated a vehicular access. The property garden comprises of a large patio area, small shrubs and laid lawn. There is also a block paved additional parking area. There will not be any removal of bushes, trees or plants to build the proposed extension ensuring no effect to any existing wildlife habitats. The proposed will keep the wall to the boundary line of the property.

Sustainability

By utilising an existing site within an established residential area provides a more appropriate and sustainable form of dwelling. This aided by the site's proximity to recreational facilities, bus and rail links, school and college facilities and the shopping centres of Park Parade and Havant Town centre.

The home's heating is currently run off gas central heating. The proposed offers the opportunity to improve the home's energy performance by adding modern insulation to both the loft and extension as well as using thermal glass, making energy consumption and running costs as low as possible. The construction methods and insulation values of the extension will be of modern construction and insulation values. All new light fittings will be LED and any new sanitary ware fittings will be of 'low-flow' design. New windows and doors will be double glazed and fitted with trickle vents to provide background ventilation. Heating will be via a gas-fired boiler.

Access and Transport Considerations

The existing vehicular and pedestrian access to the plot will remain un-altered having no change on highway safety. Regarding transport connectivity, the number 23 and 39 bus route runs along Dunsbury Way, with the bus stop a few minute's walk from the house. There is also good pedestrian connectivity via pavements and public footpaths in the local area.

Planning Policy Context

There is no planning history for the site relevant to this proposal other than the pre-application advice received: GEN/12/00914 and GEN/21/01209.

National Planning Policy Framework 2019

The NPPF clearly states that regard must be given to the whole document when determining what the Government's view of sustainable development means in practice. It promotes the effective use of land through the re-use of previously developed land.

There are three key areas to sustainable development: economic, social and environmental. They are interdependent and need to be pursued in mutually supportive ways.

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well- designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy" (Para.8 NPPF, 2019).

Paragraph 9 stipulates:

"These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."

Paragraph 38 stipulates that “Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

Paragraph 59 stipulates that “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.”

Paragraph 61 stipulates that “Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, **people with disabilities**, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”

The site itself is sustainably located and has existing access to good public transport routes and good access to local facilities/amenities by foot or cycle, reducing the reliance for vehicular access. The site also has 2 off site parking areas.

The National Planning Policy Framework which states that there “is a presumption in favour of sustainable development” (NPPF, 2019, paragraph 11). The proposal would therefore align with the objectives of the NPPF, 2019 in that it provides essential disabled accommodation in an accessible location without compromising residential amenity of the character and appearance of the area.

Havant Borough Core Strategy 2011

The following policies of the adopted Havant Borough Core Strategy 2011 are relevant to this proposed development:

Policy CS9 – Housing, points 4, 5 and 6

Policy CS16 – High Quality Design

Policy DM8 – Conservation, Protection and Enhancement of Existing Natural Features

Policy DM13 – Car and Cycle Parking on Residential Development

Also of relevance is the Supplementary Planning Documents (SPDs) – Borough Design Guide, Housing and Residential Car Parking and Cycle Provision.

The proposed development has had specific regard to the policy requirements, both locally and nationally. The proposed is in keeping with the character and appearance of the area, is considerate to the residential amenities of adjoining properties and those of future occupants.

The proposed development seeks to make efficient use of a sustainable site within an urban area, close to public transport links and Havant town centre. The proposed, if built as a separate dwelling, could also provide a small affordable market housing commensurate with borough needs in the future and similar to that already found in the area. The proposed would provide a much needed smaller accommodation in a sustainable location to meet social and economic objectives as well as be fully accesible for a disabled occupant. Therefore the proposed development would be fully compliant with the current policy both locally and nationally.



501 Dunsbury Way
Vantage Points

1.



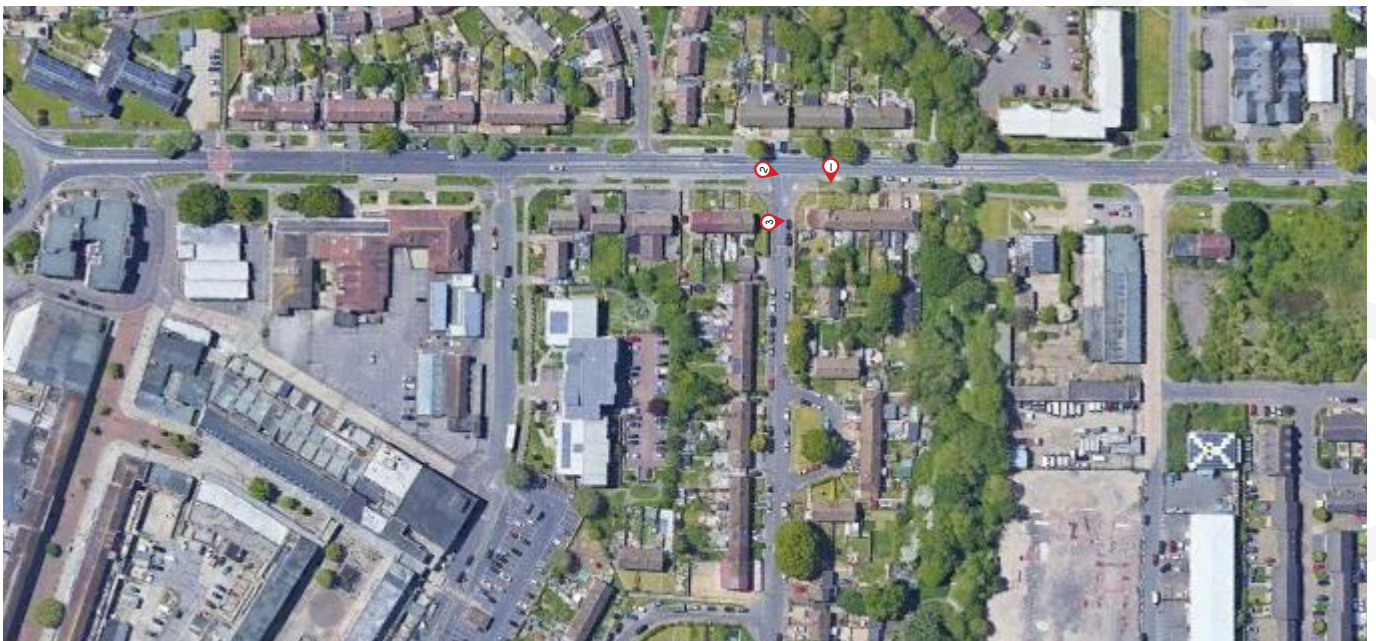
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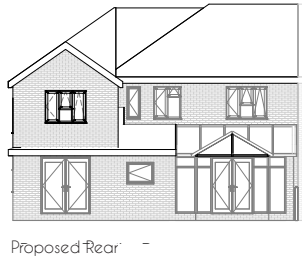
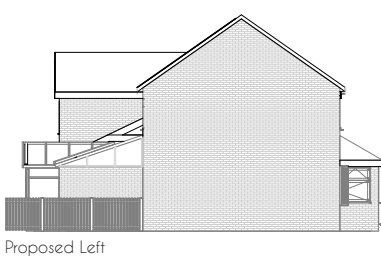
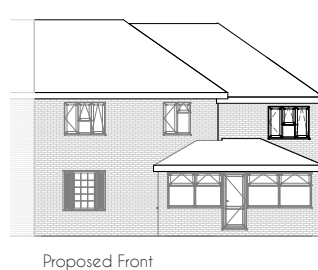
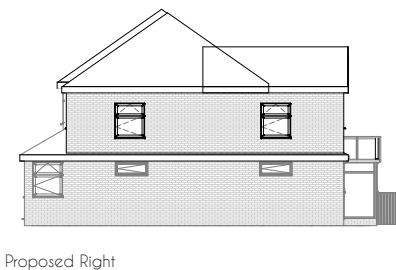
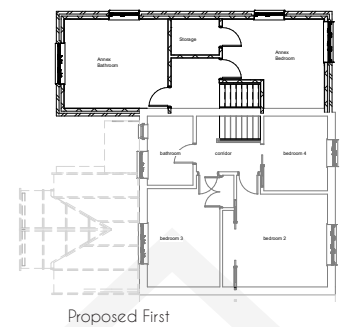
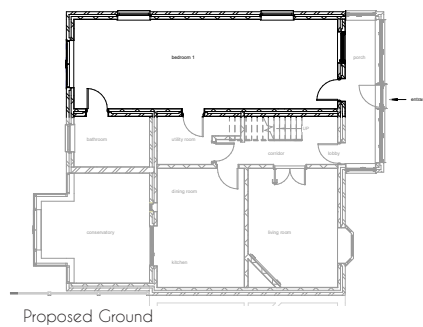
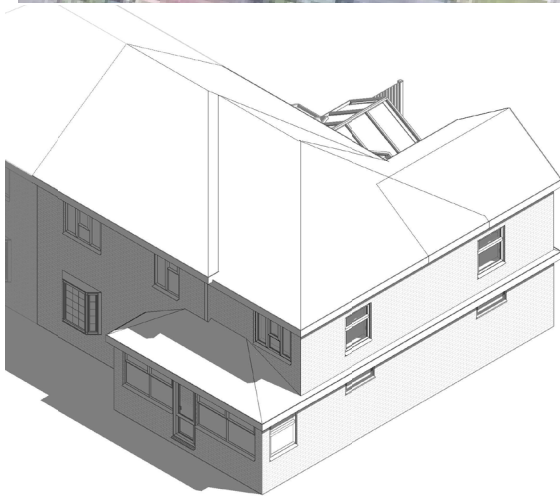
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210 Dunsbury Way
Vantage Points
Planning permission granted
under ref: APP/21/00401

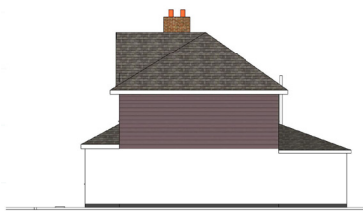
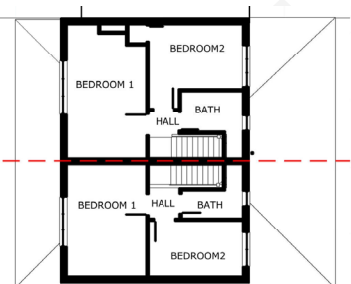
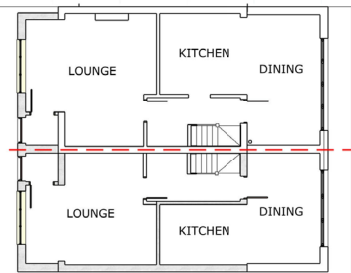


501 Dunsbury Way, proposed development.



The proposed development at 501 Dunsbury way features the same porch details and hipped roof as the approved development at 210 Dunsbury Way. The proposed development overhangs the building line on Middle Park Way in the same way that the approved development at 210 Dunsbury way does on High Lawn Way.

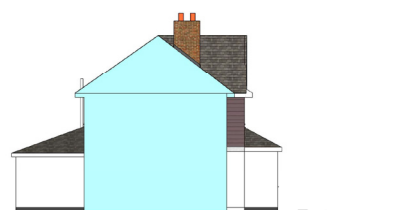
210 Dunsbury Way, approved development, planning permission granted under ref: APP/21/00401



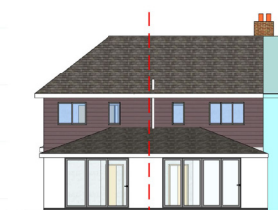
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

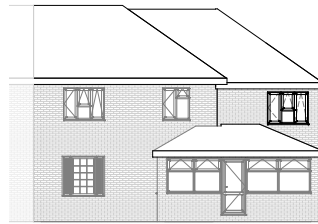
The approved development 210 Dunsbury Way, is very similar to the proposed at 501 Dunsbury way in scale, mass and positioning on a corner plot. The design features the same porch details and hipped end roof as the proposed. The approved development also overhangs the build line on High Lawn Way in the same way.

Proposal comparison to the approved development at 210 Dunsbury Way, planning permission granted under ref: APP/21/00401.

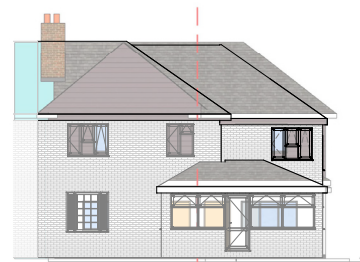
The below images show that the whilst the proposals are slightly different they both have a similar impact on the scale and massing for the proposed new dwelling. The approval of the development at 210 Dunsbury Way is not dissimilar to the proposed development of 501 Dunsbury Way. Both sites sit in a similar prominent corner position, overhang the building line in the same way and create a home of the same housing need.



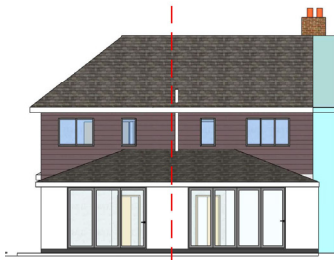
Approved Front, 210 Dunsbury Way



Proposed Front, 501 Dunsbury Way



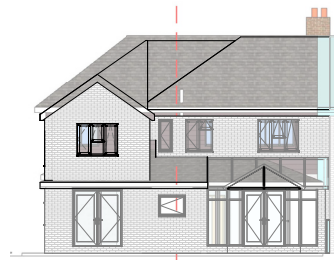
Proposed Front, overlayed onto 210 Dunsbury Way



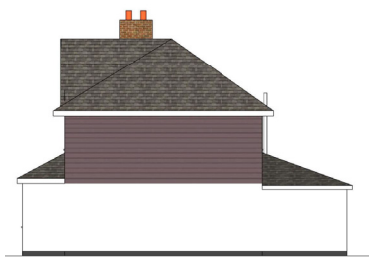
Approved Rear, 210 Dunsbury Way



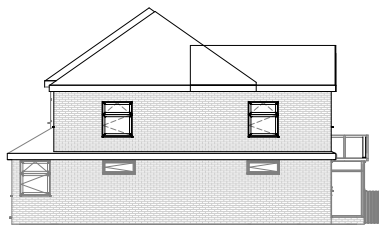
Proposed Rear, 501 Dunsbury Way



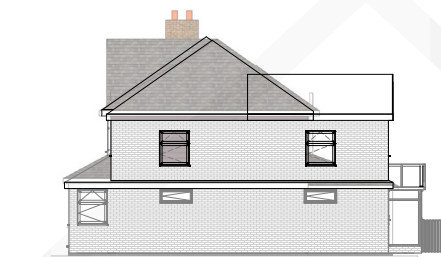
Proposed Rear, overlayed onto 210 Dunsbury Way



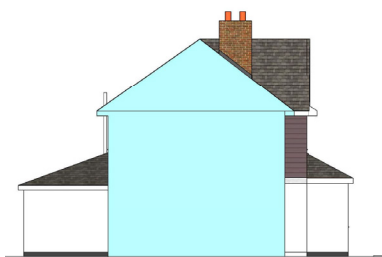
Approved Right, 210 Dunsbury Way



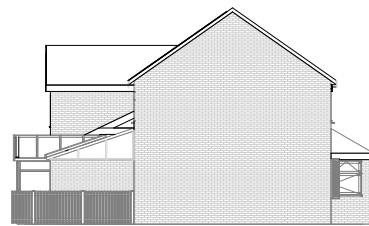
Proposed Right, 501 Dunsbury Way



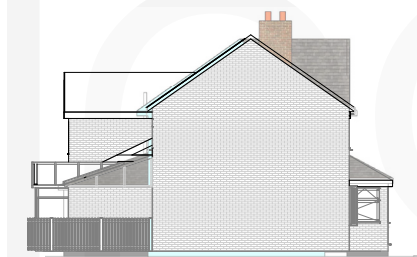
Proposed Right, overlayed onto 210 Dunsbury Way



Approved Left, 210 Dunsbury Way



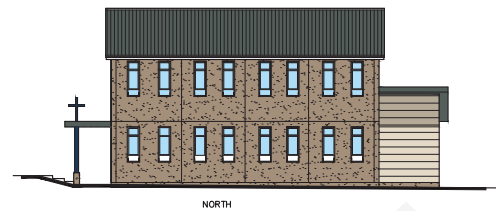
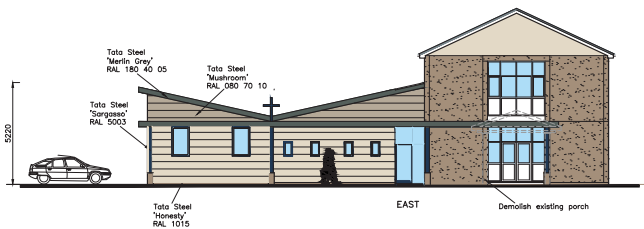
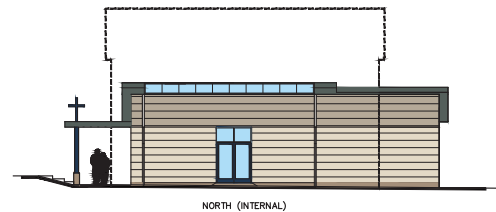
Proposed Left, 501 Dunsbury Way



Proposed Left, overlayed onto 210 Dunsbury Way

**Example of higher massing and scale approved in Dunsbury Way for Bethel Evangelical Church.
Planning permission granted under ref: APP/19/00456.**

The below images show the recently developed extension to the Bethel Evangelical Church that was originally a green area. This building has significantly more negative impact on the characteristics of the streetscene than the proposed.



501 Dunsbury Way, parking plan

