

PLANNING APPLICATION FOR AN ADDITIONAL ONE BEDROOM FLAT AT 157 LONDON ROAD, WATERLOOVILLE, PO7 7RJ

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION 11th June 2021

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application to create an additional one-bedroom single person flat by adding a second storey over the current storage building.
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site at the junction of London Road, a major residential arterial route and Jubilee Road a residential street. Historically it would have been a retail outlet with accommodation above but has wholly been converted to residential use comprising four one-bedroom flats.
- 2.2 The existing building is two-storey with the loft of the main building being used to provide additional space to one of the flats effectively making this a maisonette.
- 2.3 The building dates back to the Victorian era extension of Waterlooville forming part of the urban infill between Waterlooville and Horndean.
- 2.4 Recent planning history for the site includes:
09/52602/001 granted February 2010 for the change of use of ground floor shop to 2no. 1-bedroom flats
91/50274/003 granted November 1991 for the alteration to southern elevation and extension to north elevation.

- 2.5 The site is not within a Conservation Area. The building is not Listed.
- 2.6 The site is in Flood Zone 1 and not prone to flooding.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will be judged against the National Planning Policy Framework along with the following Havant Borough Local Plan (Core Strategy & Allocation) policies
 - CS9 Housing
 - CS11 Protection of Special Environment
 - CS16 High Quality Design
 - CS17 Concentration & Distribution of Development within the Urban Areas
 - CS21 Developer Contributions
 - DM8 Protection of Existing Natural Features
 - DM13 Car and Cycle Parking on Residential Development
 - AL1 Presumption in Favour of Sustainable Development
 - DM24 Recreational Disturbance to Special Protected Areas from Residential Development
- 3.2 The site is located in an urban area whereby residential development is normally permitted subject to the provisions of the Development Plan and any other material considerations.
- 3.3 The proposal would generally support the aims and objectives of the Havant Borough Local Plan, which seeks to provide an additional 6,300 homes in the Borough. As per advice laid out in Policy CS9 of the Local Plan
- 3.4 We acknowledge that a contribution will be applicable to mitigate against the effects of recreational disturbance on the Solent Special Protection Area by means of the Solent Recreational Mitigation Partnership directive.
- 3.5 We also acknowledge that there is existing evidence of high levels of nitrogen and phosphorus in the water environment causing eutrophication. The PUSH Integrated Water Management Strategy identifies that new housing developments can exacerbate this impact on the Chichester and Langstone Harbours SPA, Solent Maritime SAC and Solent and Dorset Coast pSPA. The applicant is willing to enter into a Unilateral Undertaking regarding mitigation measures according to the Grampian condition in line with the Nutrient Neutrality Position Statement.
- 3.6 We understand that contributions will be required under the Community Infrastructure Levy based upon the square meterage of new residential floorspace. The amount to be agreed with Havant Borough Council.
- 3.7 There is sufficient area to the front of the site for four cars parking in tandem which were made available to the existing residential use at the time of the shop to residential conversion in 2010. There is also an additional single space off Jubilee Road. The addition of this proposed single bedroom flat will increase the required parking to five spaces, which can be accommodated on site though two are the tandem spaces. Jubilee Road caters for on street parking to both sides and is not zoned for residents only parking so could accommodate any visitors parking.
- 3.8 The current covered storage area allows for resident's cycle storage. One store is overly large compared to the others therefore it is proposed to sub-divide this to create a store solely for the use of the proposed flat. This store will be large enough for the storage of a bicycle.
- 3.9 An existing external landing area will form a small amenity area for the current accessed flat and the proposal.

- 3.10 The site is serviced by a number of bus routes using London Road.
36 – Clanfield, Catherington, Lovedean
37 – Havant, Petersfield
637 – Crookhorn, Petersfield
654 – Hambledon, Havant Campus.
- 3.11 The application site is 420 metres from the Waterlooville Shopping Precinct and 100 metres from a Tesco Express.

4.0 PRE-APPLICATION ADVICE

- 4.1 Pre-Application advice at commencement of this application was not sought from Havant Borough Council

5.0 DESIGN STATEMENT

- 5.1 The proposal is to extend up off the footprint of the existing single storey store building a further storey with a pitched roof over to provide the bulk of the new residential volume. The remainder will be provide by reducing the size of one existing flat.
- 5.2 Both the new proposed flat and the existing reduced size flat (this is the maisonette) will meet the requirements of the Nationally described Space Standards.
- 5.3 Access to the new flat will be off the existing first floor terrace area and will be accessible from the existing external staircase.
- 5.4 The proposed roof configuration will be hipped all round to reduce visual impact and loss of light to neighbouring gardens, is set at the same pitch as the adjacent existing roof and will link into this roof using matching materials.
- 5.5 The first-floor accommodation will cantilever over the access to the storage area, but still allow full use of the car parking space below.
- 5.6 It is proposed to finish the new storey with render to match that on the adjacent elevation.
- 5.7 Natural light is provided by a window facing Jubilee Road and four roof lights. The ceiling to the proposed flat will either be vaulted or the roof lights will be shafted down to provide light.
- 5.8 Towards Jubilee Road an existing window will be removed and replaced with a smaller window in an adjusted position.

6.0 ACCESS STATEMENT

- 6.1 The new dwelling is accessed off an existing first floor terrace served by an external staircase.
- 6.2 Internally room sizes have been provided which meet with the Nationally described Space Standards and the overall size of the dwelling meets the same design criteria.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 These proposals do not affect any mature trees or those with preservation orders. There are no significant trees within the site or the surrounding rear gardens to the neighbours.
- 7.2 As the locality is a largely developed there is unlikely to be any impact on the ecology of the area caused by this development.

8.0 REFUSE COLLECTION

- 8.1 An appropriate location will be provided to the front tarmaced area rear for bin storage alongside the existing refuse facilities.

9.0 HERITAGE STATEMENT – ASSESSMENT OF SIGNIFICANCE

- 9.1 The existing building has been extensively altered when historically converted to residential use although much of the external aesthetic remains. The proposal is to the rear of the building and is not of the front facades of either main elevation.
- 9.2 The proposal will be visually sub-servient to the main building.
- 9.3 The architectural and historical significance of the proposal to its environs is minimal.