

July 2021

Planning Statement



Avondale Road, Waterloooville



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1 Introduction

- 1.1 This Planning Statement is provided in support of an application for the construction of 1.no 1 bed bungalow to the rear of 17A/B Avondale Road, PO7 7ST, with access via Brooklyn Drive.
- 1.2 It concerns 17A/B Avondale Road, PO7 7ST ('the site') with access via Brooklyn Drive PO7 7SX. The site in which the proposal is situated is currently an underutilized plot of land to the rear of 17A/B Avondale Road in a residential area with garages adjacent to the North and West of the site.
- 1.3 It is proposed to construct 1 new dwelling in the form of 1.no 1 bed bungalow.
- 1.4 It is our view that the proposal accords with the relevant development plan and that as such permission should be granted. This is because section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material circumstances indicate otherwise.

Structure of Planning Statement

- 1.5 This Planning Statement outlines the context and planning background to the site, summarises the proposal, and then identifies how these comply with relevant planning policies and other material considerations. It should be considered alongside all of the other documents comprising the planning application package (see below for details of the format for submission).
- 1.6 The planning statement is structured as follows:
 - Section 2: The site, its surroundings and planning history
 - Section 3: The proposals
 - Section 4: Relevant planning policy
 - Section 5: Justification for planning permission
 - Section 6: Conclusions

Description of development

- 1.7 Full planning permission is sought for:

The construction of 1.no 1 bed bungalow

Application Contents

- 1.8 The application includes the following supporting items and documentation:
 - Pre Planning Application Fee;
 - Location Plan 1:500;
 - Full Set of Architectural Drawings; (for pre-application only)
 - Planning Policy Statement

2 Site and context

The site

- 2.1 Avondale Road is a residential road, off of the A3/London Road and is located in the town centre of Waterloooville in a residential area close to the M3/A3 with many local amenities close by.

Access to the site would be via Brooklyn Drive, an area comprising of detached/semi detached 2-storey dwellings and rows of garages, and also in close proximity to the site there are several bungalows.

- 2.2 Being situated in Waterloooville, close to the M3/A3, it is a highly accessible location, with many local amenities a short distance from the site such as the commercial town centre approx. 15-20-minute walk, and local bus routes (approx. 5-minute walk from the site) taking you through the town and beyond.

3 Revisions and comments following Appeal dismissal.

The revisions following the Appeal

- 3.1 An appeal for the refusal was submitted and dismissed in a decision dated 16th November 2020. The client has instructed HRP Architects to submit a further application following the appeal decision.

The main issues and amendments with regard the appeal decision are as follows:

3.2 **Character & Appearance:**

Whilst it had been accepted that the local area is characterised by a development of two storey houses and bungalows, the proposed site would be a prominent feature. Concern was expressed in regard the dwelling being against the boundary of Avondale Road, and filling the whole of the site. Whilst we disagreed and concern was also expressed in regard the amenity space, this revised scheme has been reduced in massing by over 15%, reducing the built area from 64.4m sq to the new proposal of 55.6m sq.

This reduction in massing and minor re-siting of the development has provided a much larger amenity area, and the built form is much further away from the existing flats at no. 17 Avondale Road. We hope that the reduction in massing from a 2 bed dwelling to a single bed bungalow provides a scheme more in keeping with the spacious surroundings.

3.3 **Surface Water Drainage:**

The concern of surface water flooding has been a local issue and the inspector notes that local residents report the area routinely floods. It must also be noted that the site is within a Flood Zone 1 indicating a very low probability of flooding.

The inspector noted the precise route is unknown and indeed had concern the proposal may sever the outfall. The client has expressed deep concern over this assumption as owners of the site for a long period of time they were adamant the culvert did not run through the site and the garden to the rear of no. 17.

After a series of long negotiations with Hampshire's Flood & Water Management services, it has been confirmed via email that flooding within this vicinity has been caused by a blocked pipe which has now been cleared. The subsequent concern over flooding from local residents should now be appeased as it has never been due to the culvert which is not within the site boundaries but a blockage elsewhere.

3.4 **Private amenity Space:**

As mentioned above, the final reason note from the inspector is in regard the proposed private amenity space.

The refused application has an amenity space proposed of 54m sq for a 2 bedroom bungalow, which the council claimed to be inadequate in regard the supplementary Planning Document (2011). Although not a reason for refusal, the amenity space has been vastly increased and for a scheme with fewer occupants.

4 The proposal

Proposal

- 4.1 The application proposes the following:

The construction of 1no. 1 bed bungalow

- 4.2 The proposed scheme will create 1 new dwelling in the form of a 2-bed bungalow. The dimensions of the new flat are in line with national standards (Technical Housing Standards – Nationally Described Space Standard, March 2015), and in line with the standards set out by Havant Borough Council as follows:

Unit	Type	Size (sqm)
Bungalow	1 bed	55.6

Appearance

- 4.3 The proposed development will create 1 new dwelling in the vicinity with the main material comprising of buff brickwork with a brick plinth to be in-keeping with the material pallet of the area. This new dwelling will have private off-street parking for 1.no vehicles, with a North facing garden and secure refuse/cycle storage.

The proposed unit will have carefully considered positions for the windows on the West face in order to prevent overlooking on adjacent properties to the North, South and East.

The proposed scheme has been carefully designed so that the shape of the new single storey dwelling does not affect the site lines of the existing road. The proposed bungalow flows with the shape of the site boundary, so that pedestrians and oncoming traffic from both directions retain the visibility and can both be seen clearly with vehicles leaving the property from the proposed parking space.

5 Relevant planning policy and other material considerations

- 5.1 This section provides an overview of those planning policies relating to the planning application as well as other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. Other material considerations include items such as national planning policy guidance or statements, up-to-date research and / or site-specific reasons.
- 5.3 Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that where there is a difference in policy, the most recently adopted policy takes precedence.
- 5.4 The Havant Plan Policies adopted by the city Council in March 2011.
- 5.5 Regard should also be had to the Government's National Planning Policy Framework (NPPF, 2012).

National planning guidance

National Planning Policy Framework (NPPF, 2012)

- 5.6 The National Planning Policy Framework (NPPF) sets out the Government's commitment to sustainable economic growth and requires Local Planning Authorities (LPA) to approach decision-making positively and proactively. The key sections in the NPPF are set out in the following table.

NPPF Section	Key Consideration
1) Building a strong, competitive economy	Aims to ensure that the planning system does everything it can to support sustainable economic growth. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of the site being used for that purpose. Applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
2) Ensuring the vitality of town centres	Local planning authorities should allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. Council's should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
4) Promoting sustainable transport	Safe and suitable access to the site can be achieved for all people. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Priority should be given to pedestrian and cycle movements, and access to high quality public transport facilities.
6) Delivering a wide choice of high quality homes	Paragraph 49 specifically states that, "Housing applications should be considered in the context of the presumption in favour of sustainable development." Paragraph 51 goes on to say, "local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty

NPPF Section	Key Consideration
	homes strategies....they should normally approve planning applications for change to residential use and any associated development from commercial buildings where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.” Paragraph 111 encourages the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
7) Requiring good design	Seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
11) Conserving and enhancing the natural environment	The planning system should contribute to and enhance the natural and local environment. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Local planning guidance

5.7 The relevant policies that should be considered include:

Policy Reference	Policy Summary
CS9	Housing
CS16	High quality design
CS17	Spatial distribution and strategic sites
CS18	Strategic site delivery
CS21	Financial Contributions
DM13	Car and cycle parking on residential development

6 Justification for planning permission

6.1 The applicant seeks full planning permission for the construction of 1.no 1-bed bungalow with off-street parking for 1 vehicles and secure cycle/refuse storage.

6.2 It is considered that the key issues when determining this case are as follows:

a) The principle of residential use on the application site;

- i. Affordable housing;
- ii. Housing mix.

b) Planning obligations including community infrastructure levy (CIL).

(a) The principle of residential use

6.3 Housing is a strategic priority both locally and nationally (NPPF and Policy PCS10). The provision of a new residential dwelling will contribute to Havant's annual housing targets.

6.4 Policy promotes the reuse and redevelopment of existing developed sites such as this.

6.5 The addition of new residential accommodation is a complementary town centre use and will increase footfall around the existing retail and leisure uses, supporting the vitality and vibrancy of Waterlooville. The proximity to services, facilities and to public transport make this a highly sustainable location for new development.

6.6 At present, there is potential for a new 1 dwelling development to the rear of 17A/B Avondale Road. The overall appearance of the site is rundown and underutilized, and with careful redevelopment could provide much-needed residential accommodation in a highly suitable location and improve the aesthetics and quality of the area.

6.7 Given the above, we are of the view that the proposed residential use is in accordance with the relevant development plan.

(i) Affordable housing

6.8 The site is below the threshold for affordable housing provision. The Court of Appeal has reversed the High Court's quashing of the Government's policy exempting small scale development from affordable housing. Sites delivering 10 or fewer units, or no more than 1,000 sqm gross floor area, which includes this proposal, are therefore exempt from affordable housing provision.

6.9 Given the above, we are of the view that the proposals are in accordance with the relevant development plan.

(ii) Housing mix

6.10 The proposed housing mix takes into account the likely occupants of the residential units for this location, having regard to the local policy advice. In market terms, the town centre location and its excellent public transport also makes it suitable for smaller units.

7 Conclusions

- 7.1 The proposal will create a new dwelling within the vicinity, with private off-road parking.
- 7.2 The character and appearance will have a traditional finish which will compliment and stay in-keeping with the material pallet on existing dwellings that surround it. It will improve the overall aesthetics and quality of the area, by making better use of the site.
- 7.3 This proposal will seek to create a development that will be of a smaller scale to all adjacent buildings located around the site. As a result, the proposal will not look detrimental or out of keeping with the area and overlooking would not be of concern.
- 6.6 The proposals comply with planning policy and as such should be granted consent.