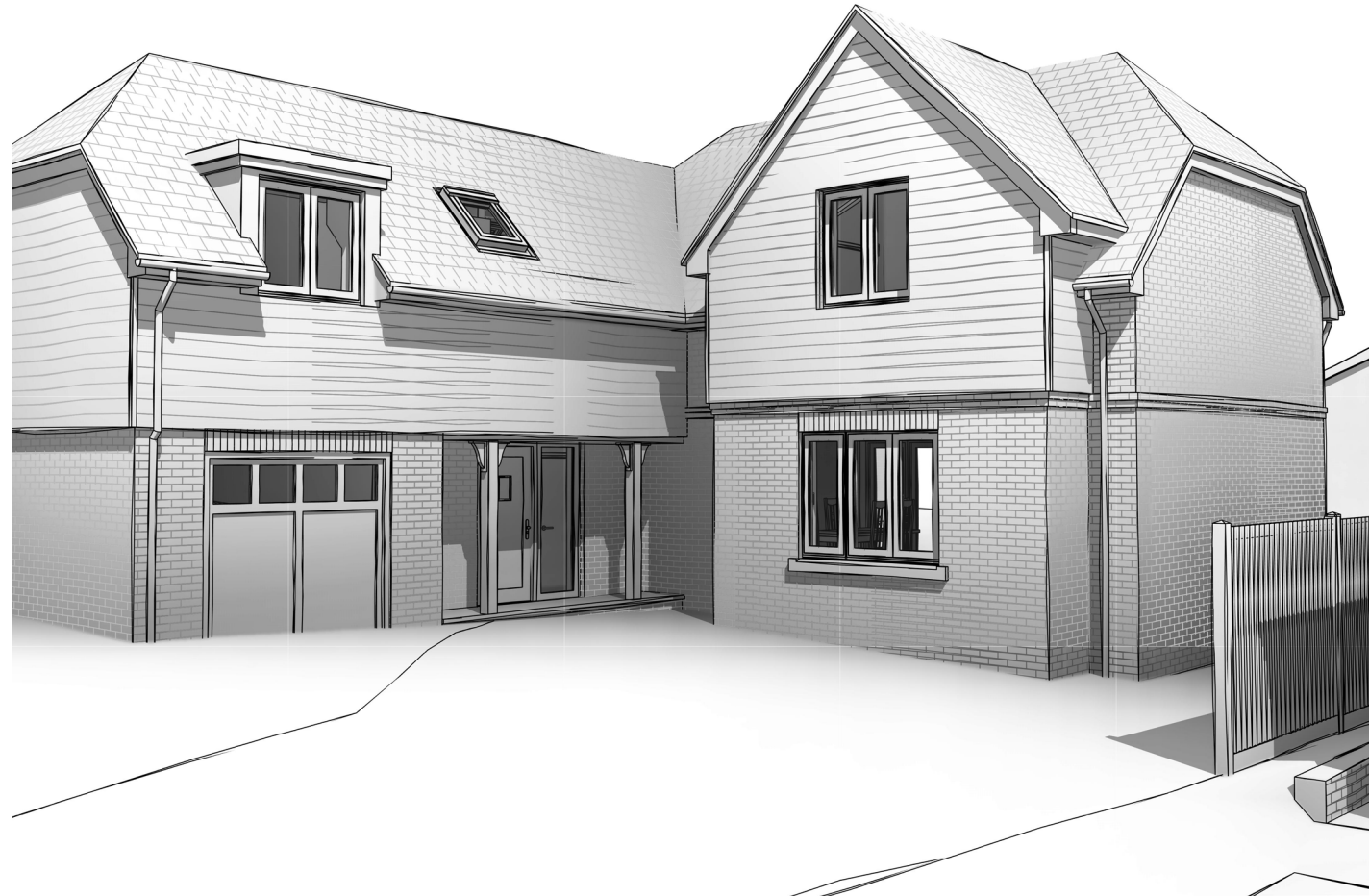


Planning Design & Access Statement

For the proposed development of:

Rear of 114 London Road
Cowplain
Hampshire
PO8 8HB



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D 1.0 INTRODUCTION

D1.1 This design and access statement has been prepared on behalf of Style Front Holdings Ltd in support of a full planning application for the construction a detached four bedroom dwellings with associated parking.

D1.2 The Design and Access statement is to be read in conjunction with the following documents and drawings submitted in support of the application for planning permission:

Documents:

Phase 1 - Ecology Report

Application drawings:

EX-01	Location Plan and existing Site Plan
PL-01	Proposed Site Plan
PL-02	Proposed Elevations
PL-03	Proposed Ground and First Floor Plans
PL-04	Proposed Roof Plan

D2.0 THE SITE

D2.1 The application site is located within the settlement area of Cowplain. The land identified for the proposal consists of part of the substantial garden of the residential dwelling.

D2.2 Vehicular access to the site will be available from London Road via the newly created access road constructed in accordance with the approved planning permission for the neighbouring 112 London Road APP/16/00311.

D2.3 The North boundary is defined by a combination of hedgerow and close boarded fencing. The Southern and Eastern boundaries are mostly defined by close boarded fencing supported by concrete fence posts. The Western boundary is currently undefined.

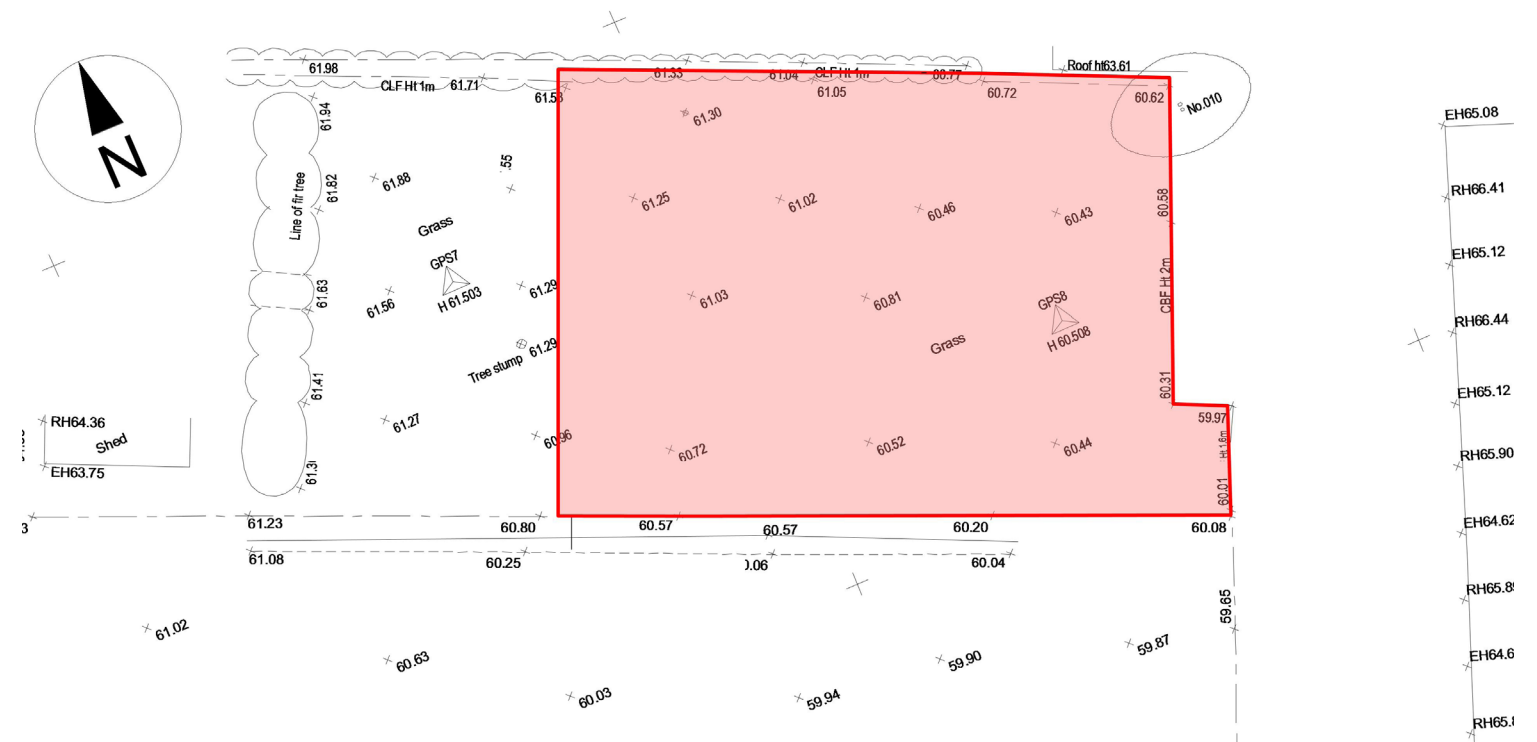
D2.4 The site has an area of 464 square metres (0.11 Acre). The site generally has a slight gradient, with an maximum above Ordnance Datum (AOD) of 61.5 metres in the North West corner and a lowest AOD of 60 metres in the South East corner.



Proposed Site facing South East



EXISTING SITE PLAN



D3.0 THE CHARACTER OF THE AREA AND LOCAL CONTEXT

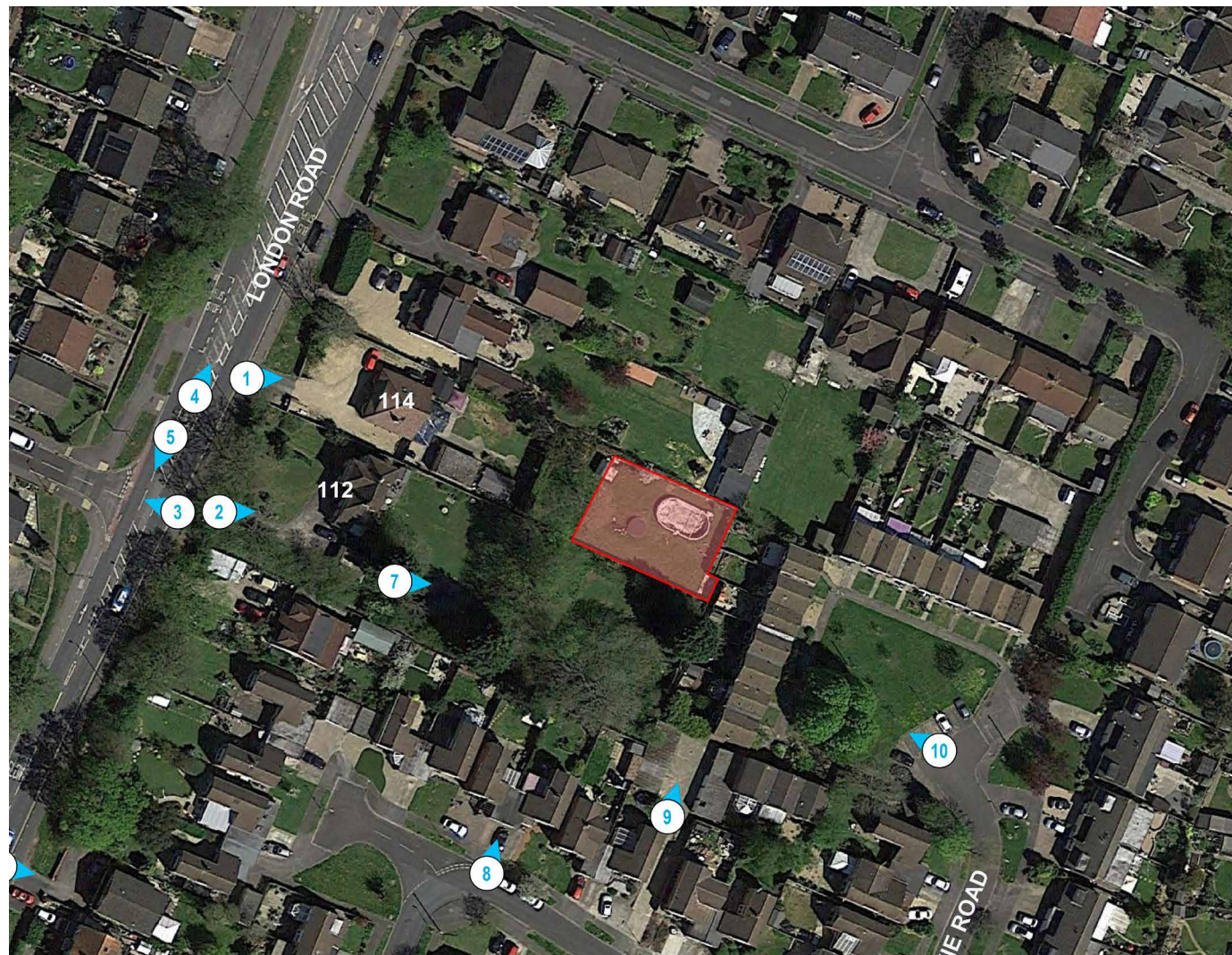
- D4.1 The surrounding area is residential in nature and consists of a variety of house types. As can be seen in the following photos the adjacent houses are for the most part relatively modern, post war housing including detached, semi-detached and terraced dwellings arranged over either one and two storeys.
- D4.2 To North of the application site the adjacent dwellings are mostly detached with large rear gardens and to the East the existing development is of a higher density consisting of mostly terraced dwellings. To the South is 112 London Road of which the existing garden has approved planning consent for four new houses. Beyond 112 to the South is Lincoln Drive which has a mix of mostly semi-detached housing.
- D4.3 The London Road street scene adjacent to the applicant site is typified by planting along the boundaries, comprising a mix of hedgerow and mature trees.
- D4.4 In development of the design close regard has been given to the character of the local area. In this context the proposed development would be an appropriate and efficient use of the application site.



1. 114 London Road (Existing House to be retained)



2. 112 London Road



3. London Road facing towards Kendal Close



4. London Road facing North



5. London Road facing South



6. 108 London Road



7. Rear garden of 112 London Road



8. 12 & 14 Lincoln Rise



9. Garage block



10. 83-95 Galaxie Road - Terrace



11. Granada Close

D4.0 PLANNING HISTORY

D 4.1 Recent planning history for 114 London Road is as follows:

June 2015 - APP/15/00681: Erection of outbuilding for games room/workshop - Approved (Not built)

June 2015 - APP/15/00671: Partial demolition and replacement and alteration to roof design of rear consevatory - Approved

May 2015 - APP/15/00498: Prior notificaion for single storey development extending 5.1 metres beyond the rear wall.... - Withdrawn

May 2009 - 09/71801/001: Construction of 2 No. detached chalet style houses on land to the rear of 114 London Road. - Withdrawn

Oct 2006 - 06/71801/000: To erect a brick and PVCU conservatory to the rear of the house. - Approved

5.0 PLANNING POLICY

D5.1 Consideration is given to the following development plan policies and relevant Supplementary Planning Documents and Planning Policy Guidance

- National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS9 Housing
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS14 Efficient Use of Resources
- CS16 High Quality
- CS17 Concentration and Distribution of Development with the Urban Areas
- CS20 Transport and Access Strategy
- CS21 Developer Requirements

- DM8 Conservation, Protection and Enhancement of Existing Natural Features
- DM10 Pollution
- DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

- AL1 Presumption in Favour of Residential Development
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

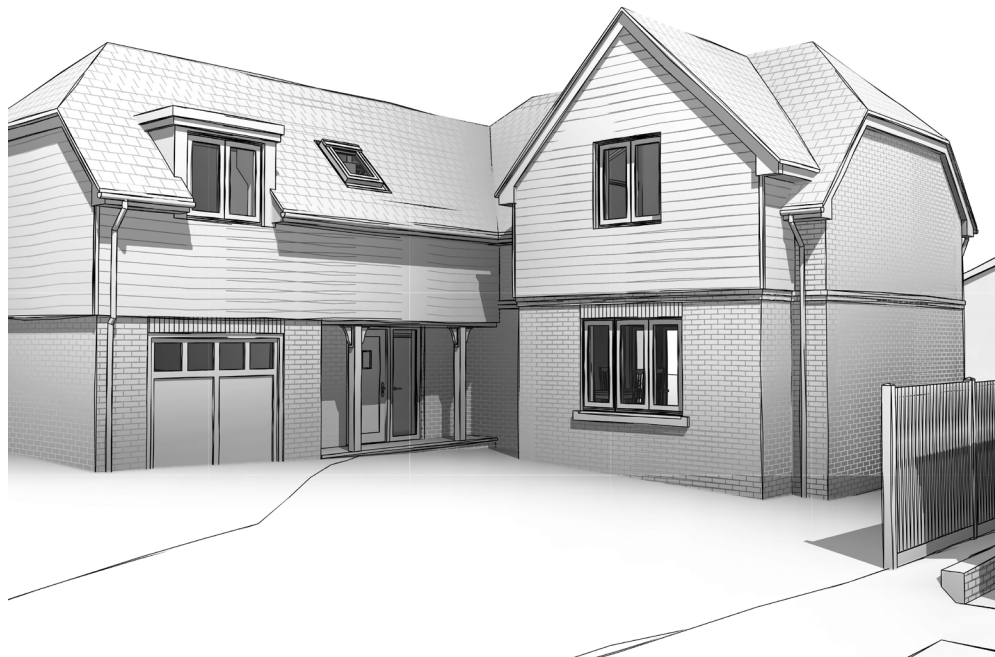
D6.0 THE PROPOSAL

D6.1 Planning permission is sought for the erection of one detached, four bedroom dwelling with associated parking, integral garage.

The application proposes the development of the defined area of the rear garden and the existing house (114) is to be retained.

D6.2 Development Objectives

- Create an attractive high quality development that is appropriate to the character of the local area, utilizing high quality building materials and standards of design.
- Proposed accommodation to provide good standards of residential amenity to the occupants by providing quality private outdoor space and efficient interior layouts with excellent levels of natural light.
- To provide much needed family accommodation in a sustainable location
- To provide the most efficient use of the site whilst ensuring that unacceptable harm to the amenity of neighbouring dwellings is not suffered as a result of the development.



D6.3 Character and Appearance

The development proposal will ensure that the density, mass and height of the proposed dwelling is appropriate and in keeping with the existing dwellings in the immediate area.

A key consideration is that the design does not result in harm to the amenity of rear garden of 116 London Road, which is to the North of the proposed dwelling.

The main house is positioned away from the Northern boundary by three metres. The only exception to this is the integral garage, where the eaves level will be below that of the existing boundary hedge.

The form of the proposed house is that of a chalet bungalow, allowing for efficient utilization of the roof space whilst reducing the eaves and ridge levels of the roof and minimising the scale of the proposed dwelling.



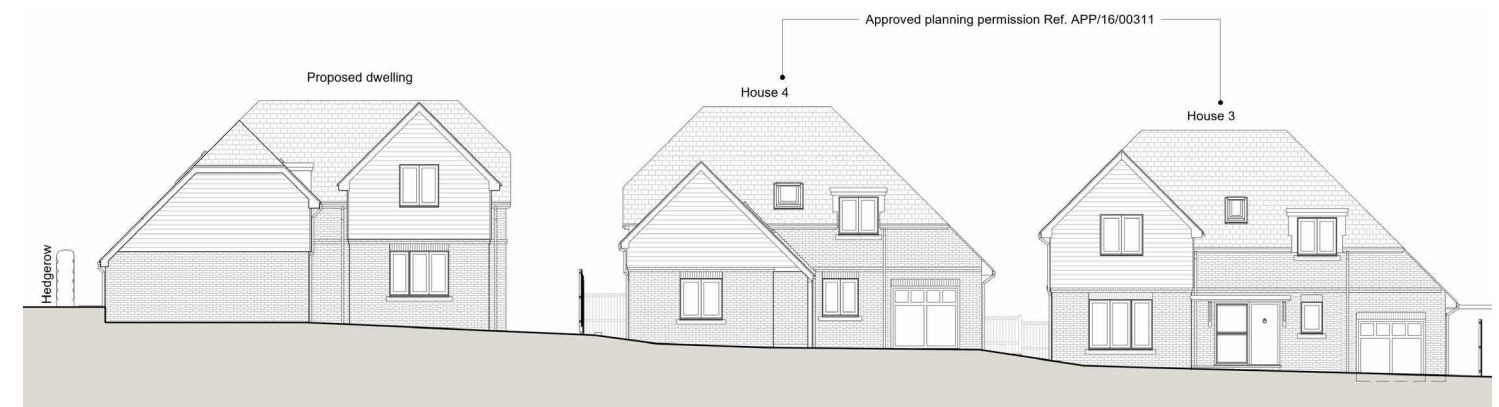
Separation from North Boundary

The height of the house is further minimised through the provision of a retaining wall near to the Northern boundary allowing the house to sit lower within the slightly sloping site.

The proposed dwelling is to maintain a 20 metre minimum distance between first floor rear to rear habitable room windows of the neighbouring dwellings in Galaxie Road.

These design principals result in a built form that draws on the design characteristics of the adjacent properties.

The proposed dwelling will have a good size rear garden with a minimum depth of ten metres and width of eighteen metres.

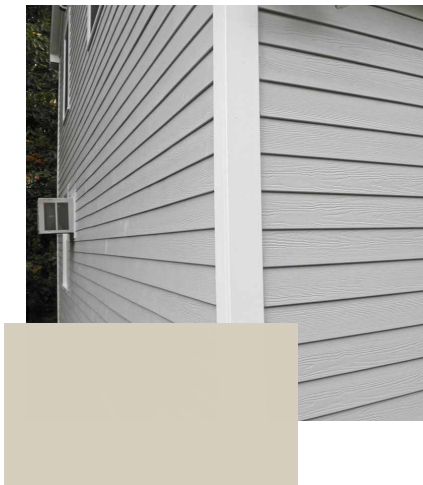


Proposed dwelling and relationship with the new houses for the approved scheme at 112 London Road

D6.5 Design - Materials

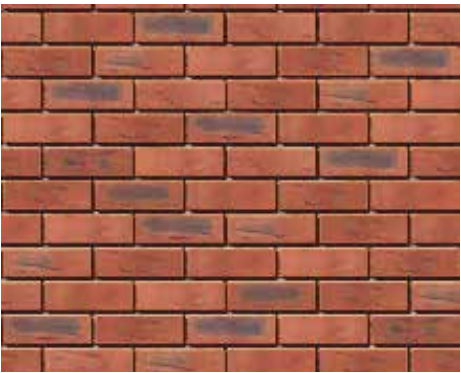
Roofing

Brown single cambered plain clay peg tiles



Walls

The walls are proposed to be a multi-finish face brick, with some areas being clad with weatherboard.



10mm Gravel to parking area for parking and turning areas

Glazing

Windows for the development are to comprise of high efficiency double glazed Low-E units. The frames are proposed to be thermally broken white powder coated aluminium.



Stone cills



D7.0 SUSTAINABILITY

D7.1 Efficient Design

The proposed scheme is to be designed to exceed current Building Regulations Standards whenever practicable in order to make the proposed dwelling are energy efficient as possible.

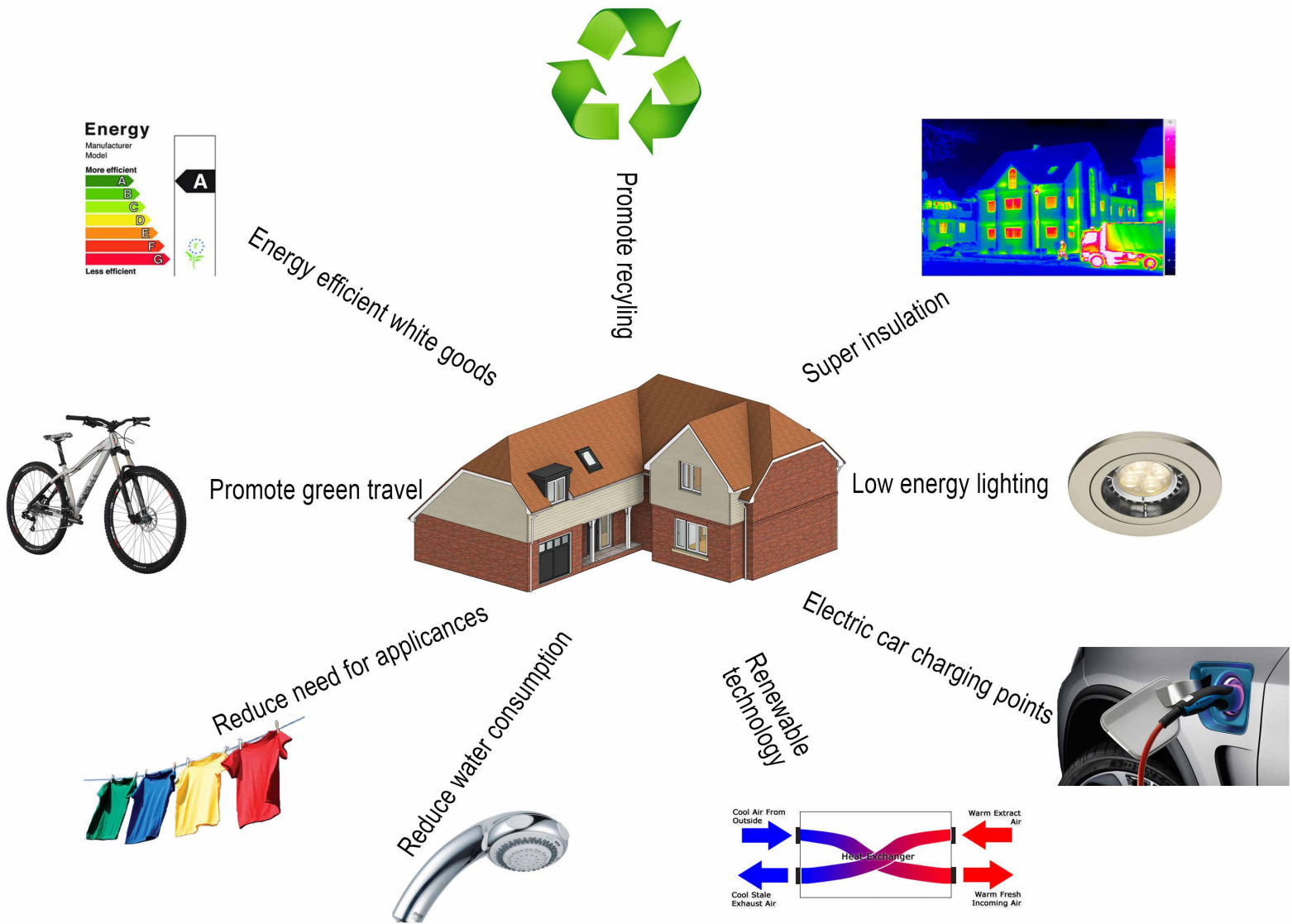
Key methods to be implemented will include:

- Site layout to maximise solar efficiency to benefit for passive solar gain.
- Additional levels of insulation and high standards of air tightness
- Heat recovery
- Dual Flush WC'S
- Flow restricting taps
- Highly rated doors and windows
- Grade A white goods
- Low energy lighting

D7.2 Refuse Strategy

To enhance the general appearance of the development the dwelling will have dedicated area within the plot out of sight of the road for the storage of general waste and recycling bins, to ensure a high level of recycling and overall reduction of waste throughout the development.

The dwelling is proposed to make use of the day of collection bin area area within the neighbouring 112 London Road development.



8.0 TRANSPORT AND ACCESS

D8.1 Vehicular and pedestrian access will be via the access road to be constructed under the approved planning consent for 112 London Road (APP/16/00311).

The dwelling will have three dedicated parking spaces, comprising of two spaces on a hard standing and a third within the integral garage with internal dimensions of 6 metres by 3 metres, as well as on site turning for cars.

Secure cycle store will be provided within the site.

The proposed access road will also provide the following:

- An unallocated parking space will be provided within the site.
- A collection day bin area to be provided within 25 metres of the highway to avoid the need for refuse/recycling vehicles entering the site.
- A turning area sufficient for 7.5T vehicles to turn is provided within the site.
- For larger vehicles including fire engines, in addition to the driver would be accompanied by one of more competent persons who could act as Banksman assisting vehicle manoeuvring.

D9.0 CONCLUSION

It is considered that the sustainable proposed development would be acceptable in principle and makes effective use of the site. The proposed design complies with the policies of the Local Plan and with the principles set out in the National Policy Framework.

The development would contribute positively to the character of the area and the design has carefully considered to mitigate any impact on neighbouring dwellings.

Officers and members, are therefore respectfully requested to look favourably on this application and grant planning permission.