



Erection of new 2 storey, 2 bed dwelling to the south of an existing dwelling at 56 Lombardy Rise

Prepared on behalf of: Paul Thomas

Our Reference: 1923/AD

January 2016

**56 Lombardy Rise,
Waterlooville,
PO7 8EB**

**Planning Statement
Job No. 1923**

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Date: January 2016

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1.0 Introduction

- 1.1 This planning statement has been prepared by Pro Vision Planning & Design on behalf of Paul Thomas to support a full planning application for the erection of a new dwelling. The application site is shown outlined in red on the submitted plans.
- 1.2 Section 2 below describes the site and its Planning History, reference is made to the proposal in Section 3. The relevant planning policies are stated in Section 4 and the main issues raised by the proposals are addressed at Section 5. Conclusions are set out in Section 6.
- 1.3 This report should be read in conjunction with the submitted application forms and plans, together with:
- Site Location Plan at Scale 1:1250 @ A4 Dwg No. 1923/P01;
 - Proposed Site Plan at Scale 1:200 @ A3 Dwg No. 1923/P02;
 - Proposed Plans at Scale 1:100 @ A3 Dwg No. 1923/P03;
 - Proposed Elevations at Scale 1:100 @ A3 Dwg No. 1923/P04;
 - Proposed Elevations at Scale 1:100 @ A3 Dwg No. 1923/P05;
 - Proposed Elevations at Scale 1:100 @ A3 Dwg No. 1923/P06;
 - Existing Site Plan at Scale 1:200 @ A3 Dwg No.1923/S01.
- 1.4 Pre-application discussions were undertaken with the Local Authority and advice was given by Sally Smith in a letter on the 14th September 2015.

2.0 Relevant Background Information

- 2.1 The application site is located within the town of Waterlooville. The site extends to approximately 0.02ha in total and is in 2 parcels. The larger part is the dwelling and garden of 56 Lombardy Rise, while the second is an 11m x 3m strip of land in a nearby shared parking area that accommodates 2 parking spaces.
- 2.2 The application site is currently boarded to the east and south by vegetation and one mature tree in the north-west corner of the site. The site boundary is secured by a wooden fence.
- 2.3 Dwellings in the surrounding area are constructed from brick and brown tile roofing. They are typically single glazed brown framed windows.
- 2.4 The site is not located in a Conservation Area. It is located within the urban area of Waterlooville as identified in Appendix 4 of the Havant Borough Local Plan (Allocations).
- 2.5 The site is not close to any Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Special Area of Conservation (SAC).
- 2.6 The site is not in an area which has been identified as being at risk of flooding. There are no other specific environmental, landscape, ecological or archaeological designations that are known to apply to the site.

Relevant Planning History

- 2.7 20367/031 – 1979 Outline application for Residential development at land situate south side of Friendstaple road (Phase 'A'), Stakes Hill Lodge Estate, Waterlooville.
- 2.8 20367/038 – Amended planning application for Phase A housing development at Stakes Hill Lodge, South side of Friendstaple road.
- 2.9 96/61676/000 - Construction of wooden shed, aviary and dove cote in rear garden - Granted Approval on 9th July 1996.

Pre-application Advice

- 2.10 The applicant had a meeting on the 30th July 2015 with a Principle Planning Officer, Sally Smith, at Havant Council Offices.
- 2.11 A letter was then sent to confirm the advice given in the meeting by Sally Smith to Paul Thomas on the 14th September 2015.

3.0 Proposed Scheme

- 3.1 The scheme proposes the erection of a 2 storey 2 bedroom house to the south side of the existing property on the site. The proposed new dwelling will adopt a form and appearance that reflects the local character and enhances the surroundings. The materials for the proposed development will include red brick and plain clay tiles.
- 3.2 The dwelling will be accessed from Lombardy Rise, which connects to Friendstaple road. As previously described the dropped curb will be widened to provide two parking spaces for this new dwelling.
- 3.3 The existing 2 spaces that currently serve 56 Lombardy Rise opposite the dwelling will be unaffected by the proposal.
- 3.4 A cycle store and bin store will also be provided for the dwelling.

4.0 Relevant Planning Policies

- 4.1 The local policies relevant to the scheme are contained within the adopted Havant Borough Core Strategy and the Havant Borough Local Plan (Allocations). There are also some supplementary planning documents that are relevant to this proposal.
- 4.2 Sections of the National Planning Policy Framework (NPPF) 2012 and the National Planning Policy Guidance (NPPG) should also be considered in respect of the application.

Havant Borough Local Plan (Allocations) - July 2014

- Policy AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

Havant Borough Core Strategy - March 2011

- Policy CS9 Housing
 - Policy CS14 Efficient use of Resources
 - Policy CS16 High Quality Design
 - Policy CS17 Concentration and Distribution of development within the urban areas
 - Policy DM13 Car and Cycle Parking on Residential Developments
- 4.3 Policy CS9 sets out criteria that ensures developments contribute to the housing land supply and mix. If proposals accord with any of these criteria planning permission will be granted.
- 4.4 Policy CS14 ensures that developments provide adequate space for waste management infrastructure as well as being built as sustainably.
- 4.5 Policy CS16 states that planning permission will be granted for development that is designed to a high standard. It sets out criteria that developments must accord with. These include designing development so that it respects local context as well as creating a positive relationship between buildings, streets and spaces.
- 4.6 Policy CS17 ensures that land in the borough is being used in an effective way. This policy states that development should be concentrated in the five urban areas of the borough. It also states that the Council prioritises development on previously developed land, including redundant, derelict or underused land within the urban area.
- 4.7 Policy DM13 states that car parking and cycle standards should accord with the standards set out in the parking and cycle provision supplementary planning document.

Material Considerations

4.8 The following material considerations are considered to be relevant to this case:

- The National Planning Policy Framework (March 2012);
- The National Planning Policy Guidance (March 2014);
- Design SPD December 2011;
- Parking SPD March 2010

National Planning Policy Framework, March 2012 (NPPF)

- 4.9 The NPPF sets out the Government's planning policies for England and how these should be applied.
- 4.10 Paragraph 6 of the NPPF indicates that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.11 Paragraph 14 establishes the presumption in favour of sustainable development. Proposals that accord with the development plan are to be approved without delay.
- 4.12 Paragraph 47 states that LPA's should significantly boost their supply of housing.
- 4.13 Paragraph 50 of the NPPF states that it is important to deliver a wide choice of high quality, well designed, homes. The 1st bullet point of paragraph 50 goes on to state that local authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.
- 4.14 Paragraph 56 of the NPPF states that the Government attaches great importance to good design. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 4.15 Paragraph 58 of the NPPF states that decisions should aim to ensure that developments respond to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should be visually attractive as a result of good architecture and appropriate landscaping.
- 4.16 Paragraph 60 of the NPPF states that the Local Planning Authority should not attempt to impose architectural styles or particular tastes or stifle innovation or originality to conform to certain development forms or styles.
- 4.17 Paragraph 109 outlines that Planning decisions should seek to protect and enhance valued landscapes, minimise impacts on bio-diversity (plants and animals) and incorporate new opportunities for biodiversity, having regard to mitigation and

compensation measures. This proposal effectively uses previously developed land as encouraged at paragraph 111 of the NPPF.

- 4.18 Paragraph 111 of the NPPF states that planning decisions should encourage the effective use of land by re-using land that has been previously developed.

The National Planning Policy Guidance, March 2014 (NPPG)

- 4.19 The National Planning Policy Guidance (NPPG) was published in March 2014. It seeks to condense previous Government guidance, make it more accessible and more useful to everyone using the planning system. It Provides guidance on how the NPPF should be interpreted.
- 4.20 The proposal adheres to all the material considerations that are set out above.

5.0 Planning Assessment

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act, 2004 requires that in making any determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless other material considerations indicate otherwise. Other material considerations in this instance relate principally to the advice contained in National Planning Policy Guidance, which includes the National Planning Framework (NPPF).

5.2 This section will assess the accordance of the proposal with the relevant policies within the development plan.

Principle of Development

5.3 Under Policy AL2 of the Havant Borough Local Plan (Allocations), the proposed dwellings lies within an area identified as an urban area. This means the principle of development is supported providing the scheme proposed accords with all other material planning considerations. The proposed scheme will make efficient use of undeveloped land in an urban area.

5.4 The NPPF promotes the presumption in favour of sustainable development. Settlements within the defined urban areas are considered sustainable. Therefore the proposals are considered to be in accordance with the NPPF which as set out above is a material consideration in the determination of this application.

5.5 The proposal will contribute as a 'windfall' site to the housing provision of Havant Borough Council. It is therefore considered that this proposal is in accordance with Policy CS9 of the adopted local plan.

5.6 In light of the above new residential development in this location is acceptable in principle in accordance with both the NPPF and Policy AL2 of the adopted Local Plan (Allocations).

Design, Character and Appearance

5.7 The application site is set within an existing urban area. Although the area is not a sensitive location such as a Conservation Area there is still a need for the dwelling to fit in with the character of the area. The location of the site in the Havant urban area means it accord with Policy CS17.

5.8 The existing property located on the site is a terraced house constructed from red brick and play clay tiles. It is accessed by a footpath that runs to the west of the houses.

5.9 Nearby properties follow a regular and structured pattern of development. The proposed property would be in keeping with this style of development. The existing

terraced houses that the proposed development would join is a westerly facing development.

- 5.10 The proposed new dwelling seeks to maintain and enhance the quality of the development on site and will respond to the character and appearance of the area.
- 5.11 The Ridge and eave heights would adopt the character of the existing dwellings.
- 5.12 The dwelling will be constructed from a simple, sensitively selected palette of materials that are found in the local area and similar to the dwelling already on the site. This will include red brick and plain clay tiles.
- 5.13 The efficient use of resources are stated in Policy CS14, these include:
- Level 3 of the Code for Sustainable Homes;
 - Attention to water efficiency.
- 5.14 Although the Code for Sustainable Homes was withdrawn on 27th March 2015 the development will be of high quality sustainable design. It will also meet the Government's guidance of water consumption for 110 litres per day per person. It is therefore considered that the proposal is in accordance with Policy CS14 of the Local Plan.
- 5.15 It is considered that the proposed development would not have an adverse impact on the character of the area. In respect of the above it is considered that the proposals accord with Policy CS16 of the Core Strategy and the Havant Borough Council Borough Design Guide and Supplementary Planning Document (December 2011).

Access and Parking

- 5.16 The property will be accessed via a path and a pedestrian access at the front of the dwelling.
- 5.17 Parking for the dwelling will be provided in accordance with the adopted Residential Parking and Cycle Provision supplementary planning document. This comprises a total of 2 spaces. The proposals detail 2 car parking spaces. These will be achieved by widening the drop curb that is currently at the front of the site. The existing dwelling at 56 Lombardy Rise will have 2 parking spaces opposite the property. These are detailed in our drawings as well as the drawings from a previous reserved matters application (ref: 20367/038).
- 5.18 This proposal will have a very limited impact upon the adjoining highway safety. The proposal will not generate a large increase in the number of trips from the site.

Landscaping

- 5.19 Changes to the existing landscape of the site are proposed. There are no trees on the site that are protected under the Tree Preservation Order. There is one tree on the site that will be removed in order for the dwelling to be constructed. It is proposed that a new tree will be replanted to compensate for the loss of this tree. Some supplementary landscaping is proposed. This accords with the criteria set out in Policy CS9 of the adopted Core Strategy.

Amenity

- 5.20 Given the scale and design of the proposed dwelling, the separation distances proposed between the new dwelling and neighbouring boundaries, and the enhanced landscaping, the proposals are not considered to contribute to any adverse impacts on the amenity of adjoining properties. There will be no issues of overlooking as the dwelling will not face nor back onto other dwellings. The proposals are therefore considered to be in accordance with Policy CS16 of the Havant Borough Core Strategy.
- 5.21 The garden will maintain the existing distance of the adjacent gardens and provide adequate amenity space for the proposed dwelling. The proposed dwellings will not have an impact on the neighbouring properties sunlight as required by paragraph 5.10 of the Design Supplementary Planning Document.
- 5.22 The proposed scheme accords with relevant national and local policy. It represents an acceptable form of development that will enhance this site. The proposal will not have an adverse impact upon nearby amenities or neighbouring residential properties.

Foul Drainage and Utilities

- 5.23 The proposed dwellings will connect into the existing foul mains sewer that serve the existing dwelling on the site.

Refuse and Cycle Storage

- 5.24 Refuse storage and collection will be provided for the proposed dwelling in accordance with the Council's guidance.

6.0 Conclusions

- 6.1 The proposal accords with relevant policies in the Local Plan, Supplementary Planning Guidance and the NPPF.
- 6.2 The proposals represent an appropriate form of development that makes an efficient use of a brownfield site that is acknowledged as being under-used and suitable for new development.
- 6.3 The proposals represent an acceptable form of development that have responded positively to acknowledged constraints and opportunities.
- 6.4 The proposal will not have an adverse impact on the character or appearance of the area.
- 6.5 The proposal will not have an impact on the amenities of any residential properties.
- 6.6 The proposals will not impact the safety of the adjoining highway.