



On behalf of Driftstone Developments

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Planning Design & Access Statement

Land at Treetops Drive r/o Forest Avenue, Cowplain

Construction of Two Detached Bungalows

1. The Site

- 1.1 The site comprises land to the rear of 10 - 18 Forest Avenue, being rear garden land associated with those properties. The land is for the most part laid out to residential garden but there are several large trees subject of a Tree Preservation Order on the northwest part of the land.
- 1.2 The land and the proposed development is closely related to the recent development of two houses and a bungalow served from a private drive between Nos. 18 and 20 Forest Avenue.



- 1.3 The site is identified in the above aerial photograph in red with the existing/proposed access hatched (this is for identification purposes only).

Following pre-application advice, the access and turning area have been included within the redline edge of the planning application.

2. Planning History

- 2.1 APP/12/01131 - Construction of 2No. 3 bed detached houses and 1No. 3 bed detached bungalow, with associated landscaping and parking and access from Forest Avenue and removal of 4No. trees (1No. Willow, 1No. Hawthorne and 2No. Ash) within W1 of TPO 1614 - Permission 05/11/2012. THIS DEVELOPMENT IS NOW COMPLETE.

3. The Proposal

- 3.1 The proposal is for two detached bungalows with access from the existing private drive now known as Treetops Drive.

4. National & Local Planning Policy

National Planning Policy Framework

- 4.1 The NPPF introduces a strong presumption in favour of sustainable development. Although residential garden land is not included within the NPPF definition of previously developed land in order to prevent the inappropriate development of gardens at densities out of keeping with the prevailing local circumstances, nonetheless development of garden land is not precluded where this can be undertaken without harm to the established character and where a positive contribution would be made towards meeting ever increasing housing needs.

Havant Borough Core Strategy

- 4.2 Policy CS9 - sets out the housing needs for the Borough
- 4.3 Policy CS16 - requires high quality design and a responsiveness to local circumstances
- 4.4 Policy CS17 - is permissive of development that makes the most effective use of land.

Havant Borough Local Plan (Allocations)

- 4.5 Policy AL1 - provides a presumption in favour of sustainable development in accordance with the NPPF.

4.6 Policy AL2 - seeks to steer development into the defined urban areas.

Residential Parking and Cycle Provision Supplementary Planning Document

4.7 Provides guidance on parking provision. 2 car parking spaces are required for each three bedroomed dwelling.

Havant Borough Council Design Guide Supplementary Planning Document (December 2011)

4.8 Section 5 provides general Principles for New Residential Development.

5.0 Pre-Application Involvement with Local Planning Authority

5.1 A pre-application enquiry was made in April 2015. The proposal at that time was for a development of three bungalows.

5.2 Broadly, in view of the encroachment of part of the development within the root protection areas of the large, preserved trees on the site and the restricted size of the proposed rear gardens and the relationship to the existing dwellings, particularly to the north, the advice was that, whilst development of the site is acceptable in principle, the proposed three bungalows would be viewed as an overdevelopment.

5.3 It was agreed that a revised layout would be presented reducing the number of bungalows to two and keeping the access and parking outside of the root protection area.

5.4 A draft revised scheme was submitted on 17th July 2015 which was received positively. With the normal caveat the case officer advised on 23rd July 2015:

“I think now that the proposed development and layout is at a stage to be submitted as a formal application. It seems to overcome previous concerns and is likely to be supported by officers”



Pre-Application Layout as agreed with Planning Officer

6.0 Planning Statement (Case for the Development Proposal)

Principle

- 6.1 The site is located within the defined urban boundary of Cowplain. It is acknowledged that the site comprises residential garden land for which there is no presumption in favour, nonetheless, the gardens of Nos. 10 - 18 Forest Avenue are unusually large providing an extensive area of land to the rear which could be effectively developed whilst maintaining good sized gardens for the existing properties.
- 6.2 The Planning Authority has accepted the principle of development behind the existing frontage properties through the grant of permission on land rear of 18 -

20 Forest Avenue. This development is complete and provides scope for access to the land subject of this application.

- 6.3 The development would make effective use of the land and is therefore in conformity with Policy CS17. Being part of the urban area the presumption is that the land is in a sustainable location so that the proposed development also conforms to Policies AL1 and AL2.
- 6.4 The achievement of 2 dwellings would also make a modest contribution towards the Council's housing targets and Policy CS9. This principle is supported by officers.

Layout



- 6.5 The proposed layout as revised has been significantly influenced by the presence of several important trees subject of a Tree Preservation Order. This confines the built development to the southeastern part of the site outside of the root protection area. The proposed access and parking areas have now been designed clear of the root protection area. As the above photograph demonstrates, the crowns of the trees are relatively high so that although the pre-application advice suggested that a light car port structure for Plot 1 might avoid debris from the trees affecting parked cars, this is not considered necessary at this point in time.
- 6.6 The access would be taken from the existing private drive turning head and would extend northeast into the site.



- 6.7 Whilst the overall developable area is restricted by the presence of the trees it is evident that the reduced development scale of two bungalows can be provided in keeping with the existing. With the reduction in the number of units the plots are relatively wide with varying depths which both in fact and in spirit meet the normal requirements set out in the Council's Design Guide. The principle objective is to achieve a high quality and acceptable relationship between the new and the established properties and this is achieved.

Design

- 6.8 The relationship with existing properties has led the design of the proposed dwellings. This is a backland development and the land is enclosed by residential properties. The modest depth of the developable land leads to a relatively close relationship with the remaining gardens of the frontage properties but sufficient to meet the requirements of the Council's Design Guide. To ensure that there would be no loss of privacy, the design has been kept to single storey. This is also crucial to the north side of the site where the two storey dwellings to the north have quite short rear gardens. The bungalow on Plot 1 has been kept as far from the north boundary as possible and would not be harmful to the outlook or light available to the adjacent dwelling.



View to the north across Plot 3

- 6.9 The designs follow through from the existing development on the site which is commendable as an attractive enhancement to the character of the area which, with the use of natural materials sits very comfortably within its verdant setting.



Existing development



Proposed Plots

- 6.10 1.8m high screen fencing would be provided or maintained to all boundaries adjoining the private gardens of adjacent properties.
- 6.11 The applicants strongly believe that the designs will actively enhance the character of the area and respond positively to the site characteristics and as such the development would accord with Policy CS16.

Access

- 6.12 The access is as existing. It already serves 3 dwellings but has been constructed to a high standard with high quality acoustic fencing along the boundaries with Nos. 18 and 20 Forest Avenue.



- 6.13 The access has been constructed to a high standard and although Nos. 18 and 20 have access to parking at the front, the accessway in effect serves three dwellings. The access exceeds 4m in width along its length and would, as now, widen out at the side of proposed Plot 1 to provide sufficient passing space and parking for two visitor vehicles.



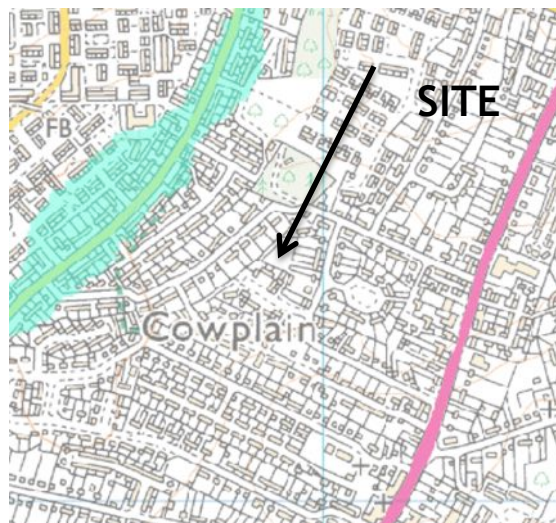
- 6.14 The arrangement is such that it is not considered that there would be any conflict between vehicles entering or leaving the site. As the Council will be aware, from the earlier planning history of the existing development site, planning permission was granted on appeal in 2008 for three, five bedroomed houses. The existing development comprises two, three bedroomed bungalows. On this basis the original approved development would have generated a need for 9 car parking spaces whereas the existing generates only 6. It can be reasonably assumed that there would be a commensurate difference in the number of traffic movements. The proposed development would add a further 4 car parking spaces. It is considered that the additional number of traffic movements associated with this development when viewed in this way is in fact very small. The access is of a standard to accept this level of traffic and with the substantial screening already in place the small increase would not be harmful to the residential amenities of the two frontage properties. Pre-application discussions have not raised issue with the access arrangements.

Ecology

- 6.15 The site comprises residential garden which is not a suitable environment for protected species. Nonetheless the existing preserved trees will remain and have been provided with bird boxes. The pre-application advice from the Council has drawn attention to the need for mitigation of the impact of all new residential development upon the Coastal Special Protection Areas. It is understood that such mitigation can be made by way of one off commuted payment. With which the applicants are happy to comply.

Flooding

- 6.16 The site is not in an area subject to flooding. The following extract is taken from the Environment Agency Flood Maps.



Community Infrastructure Levy

- 6.17 The Community Infrastructure Levy has been adopted by the Borough Council. Additional CIL forms are provided with the application.

7. Conclusion

- 7.1 The site is in a sustainable location where further development can make a positive contribution to the provision of housing in the area. The site is well located with easy access to public transport. The principle of development has been established by the development of the existing three new dwellings served from the same access.
- 7.2 The existing development carried out by the applicants is of a high standard which would be followed through into the proposed development.
- 7.3 The development would be of single storey dwellings and would not be harmful to the amenities enjoyed by any of the adjacent properties or to the preserved trees.
- 7.4 Access is existing and is also of a high standard and capable of accommodating the additional development proposed.
- 7.5 The Planning Officers have expressed their support for the revised layout now submitted. The Local Planning Authority is requested to accept the views of its Officers and to now grant permission.