



PLANNING AND **DESIGN AND ACCESS STATEMENT**

Planning permission for the erection of three detached dwellings, with associated parking and access to the rear of 193 and 195 London Road.



SITE: LAND TO THE REAR OF
193-195 LONDON ROAD, COWPLAIN,
WATERLOOVILLE, HANTS, PO8 8ER

PREPARED BY:

Stephen Andrews B.A. (Hons) DipTP MRTPI
SDA Planning Ltd
Stephen.Andrews@SDAPlanning.co.uk
www.SDAPlanning.co.uk

CONTENTS

1.0	INTRODUCTION.....	P.3
2.0	ASSESSMENT.....	P.3
	Site Description.....	P.3
3.0	RELEVANT PLANNING HISTORY.....	P.4
4.0	PRE-APPLICATION ADVICE.....	P.4
5.0	PLANNING POLICY.....	P.5
	National Planning Policy Framework, 2012.....	P.5
	Havant Borough Core Strategy 2011.....	P.7
	Havant Borough Residential Parking and Cycle Provision SPD, 2010...	P.7
	Havant Borough Local Plan (Allocations), 2014.....	P.7
6.0	PROPOSAL.....	P.8
	Development Objectives.....	P.8
7.0	EVALUATION.....	P.9
	Character and Appearance.....	P.9
	Residential Amenity.....	P.9
	Parking and Highway Safety.....	P.10
	Tree Constraints and Landscaping.....	P.10
	CIL.....	P.11
	Layout.....	P.11
	Scale.....	P.11
	Access.....	P.11
8.0	SUSTAINABILITY.....	P.12
9.0	CONCLUSION.....	P.12

1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement is prepared on behalf of Wilson Designer Homes Ltd in support of an application for full planning permission for the erection of three detached dwellings with associated parking and access, to the rear of 193 and 195 London Road. 193 and 195 would be retained on reduced curtilages, with access to each of these dwellings unchanged.
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in determining the appropriateness of the development. The applicant is confident that this is the case and that planning permission should be granted subject to conditions where appropriate and necessary.

2.0 ASSESSMENT

2.1 Site Description

The application site is located within the settlement area of Cowplain as such the principle of development is acceptable. Whilst the land identified for the housing is made up of the rear gardens of 193 and 195 London Road, the sites inclusion within the settlement boundary is a determining factor.

- 2.2 The immediate area is residential in nature and made up of a mix of housing, including one and two storey dwellings, detached, semi-detached and terraced.
- 2.3 The location plan shows that the density of development is greater to the south of 193, with additional development positioned towards the rear of dwellings 155-191 London Road (Dorrita Avenue). It is noted that numbers 7-9 Dorrita Avenue are detached bungalows and would be sited some 10m off of the south-west boundary of the development site.

- 2.4 Having regard to the mix of residential development in the immediate area and prevailing character it is considered that the site offers good potential for residential development within the urban edge and would offer a more efficient use of the existing sites.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None

4.0 PRE-APPLICATION ADVICE

- 4.1 Paragraph 188 of the National Planning Policy Framework states:
“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 4.2 The applicant has had full regard to the guidance contained within paragraphs 188-190 of the National Planning Policy Framework, 2012 and as such took the opportunity to approach Havant Borough Council for preliminary planning advice for the development of the site for three or four dwellings.
- 4.3 Pre- application advice was provided by Mrs Smith, following a site visit (Appendix 1). Generally the advice received was positive, with acknowledgement that the development would be acceptable in principle. Mrs Smith considered that three units would be a preferred option over four units, as this would result in fewer vehicular movements from the site and would provide more space for the dwellings. Mrs Smith also provided guidance on the additional surveys and information that should accompany any planning application submitted.
- 4.4 Full regard has been given to the advice given by Havant Borough Council and the application for three dwellings is accompanied by:
- A full arboricultural implications assessment and method statement;
 - A full landscape plan, with planting schedule

- Tracking for vehicles, demonstrating they can enter and leave in a forward gear.

4.5 It is considered that the proposal as submitted is in accord with the discussions and advice given by Mrs Smith with the requested amendments made. In addition the application is accompanied by the supporting information requested by Mrs Smith. The application is therefore submitted with confidence and with the understanding that all of the constraints raised by Mrs Smith have been appropriately addressed.

5.0 PLANNING POLICY

5.1 National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. The National Planning Policy Framework begins by identifying that:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”* (Paragraph 7, NPPF, 2012).

5.2 Paragraph 8 goes on to say:

“These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

5.3 Paragraph 6 makes clear that regard must be had to the document as a whole in determining what the Government’s view of sustainable development means in practice. It promotes the effective use of land through the re-use of previously developed land. Paragraph 49 states that *“housing applications should be considered in the context of the presumption in favour of sustainable development.”*

5.4 Chapter 7 of the National Planning Policy Framework deals specifically with good design. Paragraph 56 makes it abundantly clear that *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

5.5 Paragraph 59 seeks to ensure the sustainable construction of the dwellings, whilst paragraphs 60 and 61 seek to ensure the development is designed well accounting for local context, without being prescriptive to architectural style and stifling innovation. The size of the plots and scale of and design of the dwellings is directly related to the existing varied pattern and character of development found within the immediate area; with particular regard given to the relationship with the bungalows to the south-west of the site.

5.6 It is considered that the proposal would offer a sustainable modest development within an established residential area within the settlement boundary. Further the dwellings would be of a good design, drawing together the varied architectural features and materials found within the immediate area. The development would therefore make a positive contribution to the area, whilst respecting the residential amenities of neighbouring properties and the prevailing character and appearance of the area. The development would also

contribute to the supply of family dwellings and make a more efficient use of this sustainable site.

5.7 Havant Borough Core Strategy 2011

The following policies of this document are considered relevant to the development proposed:

CS9 Housing: criteria 1 and 4 and supporting paragraphs 6.23 and 6.24;

CS16 High Quality Design: criteria 1 (a), (b), (c) and (e); criteria 2 (a) and criteria 6. Regard has also been given to the supporting text with particular reference to paragraphs, 7.39, 7.42, 7.47, 7.48, 7.49 and 7.50;

CS17 Concentration and Distribution of Development within the Urban Areas: criteria 1 and 2;

DM8 Conversion, Protection and Enhancement of Existing Natural Features: criteria 1, 2 and 3;

DM13 Car and Cycle Parking on Residential Development.

5.8 Havant Borough Residential Parking and Cycle Provision SPD, 2010

The development would seek to provide three, four bedroom dwellings. Having regard to the parking standards within the SPD the development proposes three on-site parking spaces per dwelling (including garage accommodation and carport), two long stay cycle spaces and one short stay cycle loop per dwelling. It is considered that this would be in line with adopted parking and cycle standards.

5.9 Havant Borough Local Plan (Allocations), 2014

AL1 Presumption in Favour of Sustainable Development and supporting text.

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements, particularly paragraph 2.06. This policy seeks to encourage development within the defined settlement boundary.

DM24 Recreational Disturbance to Special Protected Areas (SPA's) from Residential Development, criteria (a). It is understood that the site is within the SPA the applicant is therefore prepared to pay the SDMP mitigation payment, currently set at £174 per additional dwelling.

5.10 The development would be delivered with full regard to the above development plan policy framework. The proposal would provide additional family homes

within a sustainable part of the Borough and included within the settlement boundary.

6.0 PROPOSAL

6.1 Planning permission is sought for the erection of three detached, four bedroom dwellings with associated parking and access on land to the rear of 193 and 195 London Road. The proposal would also include secure cycle and bin storage within the rear of the site.

6.2 The application includes the provision of a carport for the plot 3 dwelling and the filling up of the swimming pool within the rear garden of 193. There would also be a revision to the existing access head onto London Road to the front of 195.

6.3 Development Objectives:

- Provide high quality three number four bedroom market dwellings that are sympathetic and reflective of the existing built form and character of the area.
- To provide much needed family accommodation in a sustainable location to meet social and economic objectives.
- To provide a more efficient use of the site without causing unacceptable harm to the residential amenities of neighbouring dwellings, future occupants or the character and appearance of the area.

7.0 EVALUATION

7.1 Character and Appearance:

The development proposal has had full regard to the varied pattern of development and built form found within the immediate area. The higher density development immediately to the south of the site and built form within Dorrita Avenue ensures that the development proposed is in keeping with the general character and pattern of development found within the area.

7.2 The proposed two storey dwellings accord with the general built form of the area, which allows for significant architectural variety. The design of the development would add to the general architectural value of the area whilst drawing on immediate design characteristics in respect of scale and form.

7.3 It is anticipated that the development would deliver a high quality design of development that will work with existing landscape characteristics ensuring that it fits in with and makes a positive contribution to the area, whilst making a more efficient use of the site.

7.4 Residential Amenity

The proposed dwellings would maintain a 20m rear to rear separation distance from the bungalows within Dorrita Avenue (south-west of the site); 21m flank to rear relationship between the new development and rear elevations of 193 and 195 London Road and 27m distance (oblique view) from 197 London Road. The separation distances coupled with existing boundary planting (to be retained and enhanced) would ensure that the development would not harm neighbour amenity by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light.

7.5 In addition full regard is given to the rear elevations of the dwellings, providing a chalet style appearance with a cat slide roof, so as to prevent the dominance of the new development over the existing bungalows to the south-west of the site.

7.6 It is contended that the design approach, retention and enhancement of the landscaping around the boundaries and existing built relationship and

separation distances combine to ensure that the development does not result in unacceptable harm to existing neighbour amenity.

7.7 Parking and Highway Safety

The development would seek to provide three number, four bedroom dwellings. Having regard to the parking standards within the Residential Parking and Cycle Provision SPD the development proposes three on-site parking spaces per dwelling (including garage accommodation and carport), two long stay cycle spaces and one short stay cycle loop per dwelling. It is considered that this would be in line with adopted parking and cycle standards.

- 7.8 The development would utilise the existing access to the site of 195, with slight modification to the entrance point. It is considered that the access on to London Road would be acceptable for the development proposed and having regard to the good visibility at this point and 30mph speed limit the development would not result in unacceptable harm to pedestrian or highway safety.

- 7.9 It is pertinent to note that the development and layout has been designed to allow all vehicles to enter and leave the site in a forward gear.

7.10 Tree Constraints and Landscaping

There are several trees around the perimeter of the application site that would be retained and need to be protected during construction. Therefore a full arboricultural survey and report has been prepared and accompanies this submission. The arboricultural assessment clearly demonstrates that the development can be delivered whilst ensuring that trees of importance are retained and protected during the construction of the development.

- 7.11 The proposal would retain as much of the existing tree planting and landscaping as possible and would provide enhancement where necessary. It is considered that the existing landscaping around the site perimeters will help to provide an immediate landscape setting for the development and will significantly reduce the landscape impact the development will have. The planning application is accompanied and supported by a full arboricultural survey and report and landscape scheme.

7.12 **CIL**

The applicant is aware that the development would be CIL liable at a charge of £80 per square metre in this part of the Borough.

7.13 **Layout:**

The layout of the proposed dwellings seeks to emulate that to the rear of 191 London Road, within Dorrita Avenue. It is contended that this approach provides an appropriate continuation of development to the rear of dwellings along London Road, in a sympathetic and efficient manner, having due regard to the existing character and pattern of development within the immediate area.

7.14 Each dwelling has sufficient private amenity space, on-site parking provision and secure cycle and refuse storage. Further there is easy movement around each of the sites.

7.15 **Scale:**

The height, massing and proportions of the proposed dwellings are in keeping with the predominantly two storey context of dwellings found along London Road. The rear elevations however appear more as chalet style dwellings so as to account for the built relationship between the development and the bungalows within Dorrita Avenue. The scale and design of the development therefore provides a clear contextual link to its surroundings and the existing varied architecture within the immediate area.

7.16 **Access:**

The design and layout of the dwellings allows for free and easy access at ground floor level throughout the site and to external facilities such as refuse points and car parking. There would also be level thresholds to further improve access in and out of the dwelling. The internal arrangements for disabled access are covered by Part M of the Building Regulations.

8.0 SUSTAINABILITY

- 8.1 National and local planning policies encourage new development to be sustainable. This includes matters of location, sustainable methods of construction and ecology. As a matter of principle the proposed development would be sustainable, because it would utilise an existing site within an established residential area, with good services and facilities, therefore providing a more efficient use of this accessible site.

9.0 CONCLUSION

- 9.1 Having regard to relevant development plan policy it is contended that the proposed development would represent an efficient use of the site, in a sustainable location and in a sustainable form, whilst paying due regard to existing development densities, prevailing character, residential amenity and highway safety.
- 9.2 It is considered that the development has had full regard to the character of the area and relationship it would have with existing neighbours, through the design and layout proposed. Further the development is supported by a full arboricultural assessment and landscape scheme. This ensures that the development protects and retains key landscape features and the verdant setting of the plot.
- 9.3 Having regard to the submission and supporting evidence provided the Council is therefore respectfully requested to approve this planning application.