

DESIGN & ACCESS STATEMENT

Proposed new dwelling to land adjacent
7 Russell Road, Havant PO9 2DG

October 2016

PLANNING STATEMENT

INCLUDING DESIGN AND ACCESS CONSIDERATIONS

CONSTRUCTION OF A SEMI DETACHED HOUSE (1 x 2 BED FOR APPLICANT), PROVISION OF ACCESS PARKING SPACE, REFUSE/RECYCLING STORAGE, GARDEN BOUNDARIES LANDSCAPING AND CYCLE STORAGE FACILITIES

LAND ADJACENT TO 7 RUSSELL ROAD, HAVANT, PO9 2DG

1.0 Introduction

1.1 The applicants Mr and Mrs Walker, current residents of no. 7 Russell Road, have contacted HRP Architects to submit a full application for the construction of a new dwelling on land owned by themselves for a self-build home to downsize from their current 3 bed dwelling.

1.2 The proposed site is at the end of a terrace of 7 dwellings in land befitting of a good size house confirming to local policy.

1.3 The proposal submitted with the application is of a semi-detached dwelling in keeping with the existing aesthetics and scale of the existing terracing.

1.4 The applicants have been informed of the Community Infrastructure Levy and the Solent Disturbance Mitigation SPD.

1.5 Prior to appointing the design team of HRP Architects the applicants explored the possibility of extending their home to make better use of the ground floor, but there would be little value in doing so to the existing premises and so with the adjacent land it appeared feasible to construct a new self-build dwelling.

2.0 The National Planning Policy Framework - NPPF

2.1 The National Policy Framework 2012 - Section 6 supports the delivering of a wide choice quality homes and emphasises that there is a presumption in favour of sustainable development. This should mean that developments that accord with the Development Plan should be approved unless the impacts of doing so would significantly and demonstrably outweigh the benefits or policies and of the NPPF. Paragraph 9 of the NPPF notes that sustainable development involves seeking positive improvements in the quality of the built, natural, historic environment and people's quality of life. Paragraph 49 of the NPPF requires LPA's to demonstrate that a five year supply of deliverable housing sites is available. The applicants believe that the proposal to construct dwellings on this land can be considered as a windfall in the context of the five year supply of deliverable housing land.

3.0 The Havant Borough Core Strategy - Adopted 11 March 2011

3.1 The following policies of the Core Strategy have been assessed as they are considered to have relevance to the submitted planning application :-

CS7 Community Support and Inclusion CS9 - Housing

CS16 - High Quality Design

CS17 - Concentration and Distribution of Development within the Urban Areas CS20 - Transport and Access Strategy

CS21 - Developer Requirements

DM13 - Car and Cycle Parking on Residential Development

CS7 Community Support and Inclusion

Policy CS9 Housing - 8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

Policy CS16 High Quality Design - Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate these characteristics.

Policy CS17 Concentration and Distribution of Development - within the Urban Areas. Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloooville, Emsworth and Hayling Island, as shown on the Proposals Map.
2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.

DM7 Elderly and Specialist Housing Provision - within the defined urban areas development specific to the requirements of the elderly, people with disabilities or other forms of specialised supported housing provision will only be permitted provided that the following relevant criteria are met:

1. It is demonstrated that appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents.
2. A setting for the building is provided which is in keeping with the surrounding area.
3. Sufficient space for servicing is provided.
4. Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties.
5. The development would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas.

4.0 The Proposed Development

4.1 The proposed dwellings relate to the two storey scale of existing neighbouring dwellings in the area. Drawings 8618 – 01 & 02 indicates a 2 bed dwelling adjacent to No.7.

4.2 The materials of construction reflect those already present in the local area with particular reference to the existing dwelling.

4.3 Drawing 8618 - 01 provides garden areas to the proposed dwellings while retaining the same size garden to the existing dwelling No.7. Two parking spaces are proposed to the existing dwelling to include the forecourt and a garage situated opposite the property in a separate block.

4.5 The submitted proposal continues the general building line of Russell Road and does step forward of the varied building line but given the spatial distance of 15.7m between the proposed home (gable) and No. 3 Havant Farm Close the relationship is not unlike that in the vicinity which step forward and 17.3m from the dwellings to the rear, exactly as the existing terrace. These characteristics are illustrated on the inserted plan.

5.0 Conclusion

5.1 The applicants own No.7 Russell Road including its extensive curtilage and the development has been designed to respect the existing residential character of Russell Road and Havant Farm Close.

5.2 The applicants are anxious to progress the development in providing themselves with a self-build home to downsize.

5.3 The proposed development will be in keeping with its environment and due to the very small impact on neighbouring dwellings/shops will have a beneficial effect on the locality.

In conclusion, the design further enhances the building in its external appearance to the rear whilst providing much needed residential accommodation.

In determining the application, regard must be had to the significant benefits that will arise from the redevelopment:

- The redevelopment of a site that is located in a sustainable location and which is currently visually detracting from the surrounding area.
- The proposals will result in the creation a much needed residential dwelling, providing exemplary designed housing in a high quality setting.
- The scheme will help to deliver the housing requirement for the borough, whilst also being in accordance with local and national policy.
- The development would provide an acceptable standard of residential accommodation which accords with the guidance set out in the Council's Residential Design Standards (SPD).