



Design and Access Statement

New Dwellings: 3 Victoria Road, Emsworth

D8416_10/D.Stat.P1

D84

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Summary

This document explores the feasibility of constructing two, three bedroom family houses within an existing plot on the North side of Victoria Road in Emsworth.

The plot is home to an existing detached house, with a single storey, lean to garage (served by a dropped kerb) located to one side. A detailed analysis of the site and a number of photographs are included within separate sections of this document.

The house has fallen into a neglected state and will require considerable renovation to return it to a livable condition. The existing grounds have been used as an impromptu scrap yard for many years and the garden is strewn with abandoned machinery, furniture, and refuse.

The plot and curtilage are large however, and the potential for a vehicular access to the interior via the flank of the existing building appears good. The surrounding uses are mixed and are set at some distance away from the boundaries. Providing that a suitable design can tailor a new residential use within the particular constraints of the site, the central part of the plot may represent a good opportunity for new residential development.

Pre Application Advice

A pre application enquiry has been previously submitted to the planning department and this was met with a positive response - ref: GEN/16/00318 (reproduced in the appendix of this document).

In summary, the principle of residential development of this nature and in this location was considered acceptable subject to the detailed design of the elevations and landscaping.

Conclusion

The houses have been designed to be in keeping with the prevailing character of the area and located to minimise their impact upon the immediate neighbours. This document aims to outline the strategy used in the development of the design and concludes that a scheme of this nature would bring significant benefits without detriment to the surrounding residents and townscape.



Location Plan

3 Victoria Road, Emsworth

Location Plan and Summary

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Site Analysis

Opportunities and Constraints

Use(s)

The site is currently in residential use and surrounded on three side sides by neighbouring houses. To the North, the rear boundary separates the site from a neighbouring car repair workshop - Station Garage

Planning Policy

The site is located within an area zoned for Core Strategy 17 (CS17) - The Concentration and Distribution of Development within Urban Areas/Urban Area Boundaries. This policy encourages the development of suitable sites within selected zones of the Borough and the proposals accord with this policy.

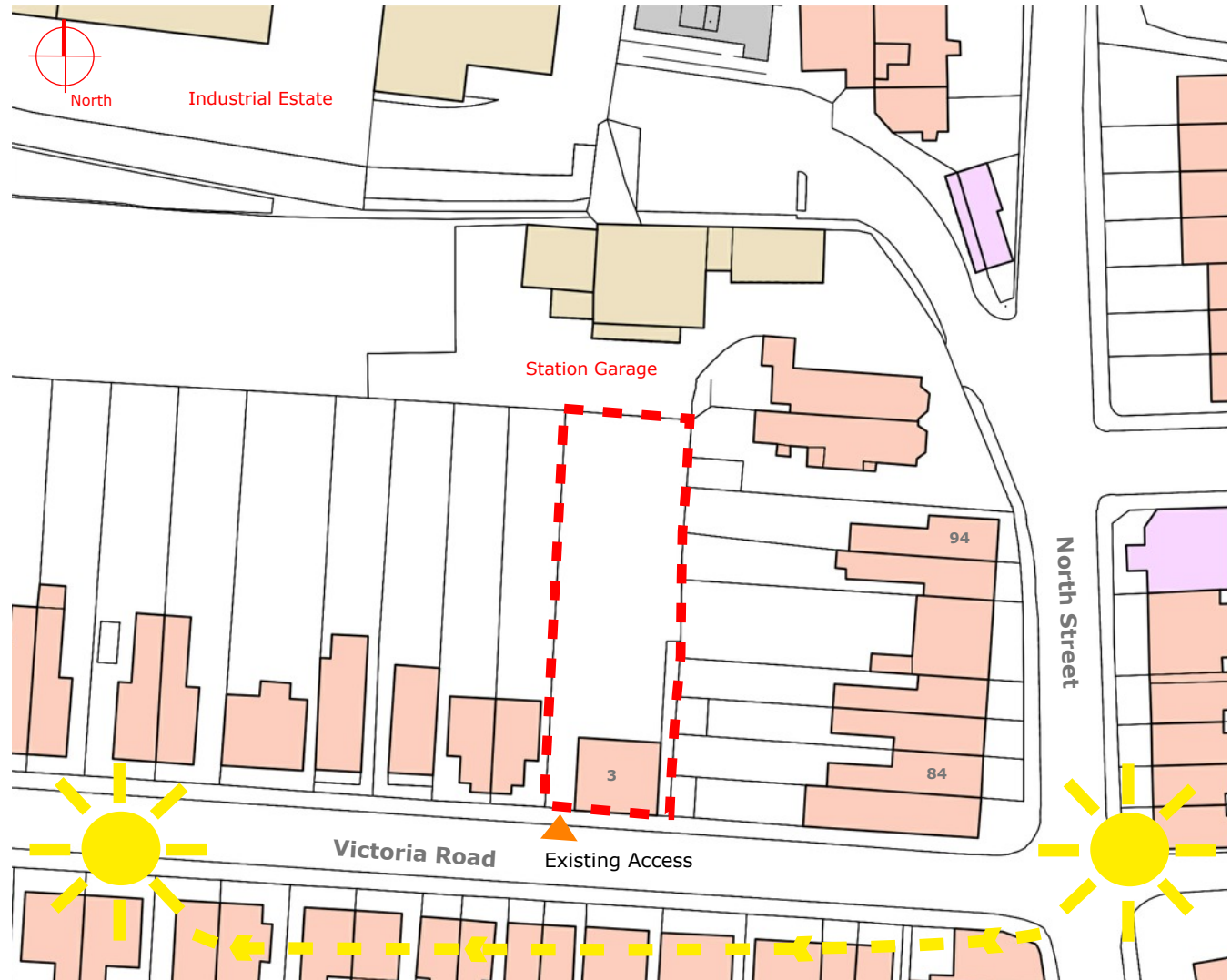
Access

The lean to garage has a clear width between the boundary wall and the flank of the house of 3.3m and is served by an existing dropped kerb. A shared access to the interior is proposed in this location.

Boundaries

The site is enclosed on all sides by a brick wall of minimum 1.8m height (and often higher). Existing vegetation also screens the site from neighbours.

	Commercial - 1 and 2 storey		Light Industrial - Single storey
	Residential - 2 storey		Railway Station



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3 Victoria Road, Emsworth

Site Photographs

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View towards South boundary



View towards West boundary



View towards West boundary



View towards East boundary



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Site Photographs

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Design Proposals

Description of Proposals

The proposals envisage retaining the dropped kerb vehicular access to the side of no. 3, demolishing the existing lean to garage, and extending a driveway past the house to serve two new dwellings to be constructed at the rear. The access is 3.3m wide and can accommodate traffic in one direction.

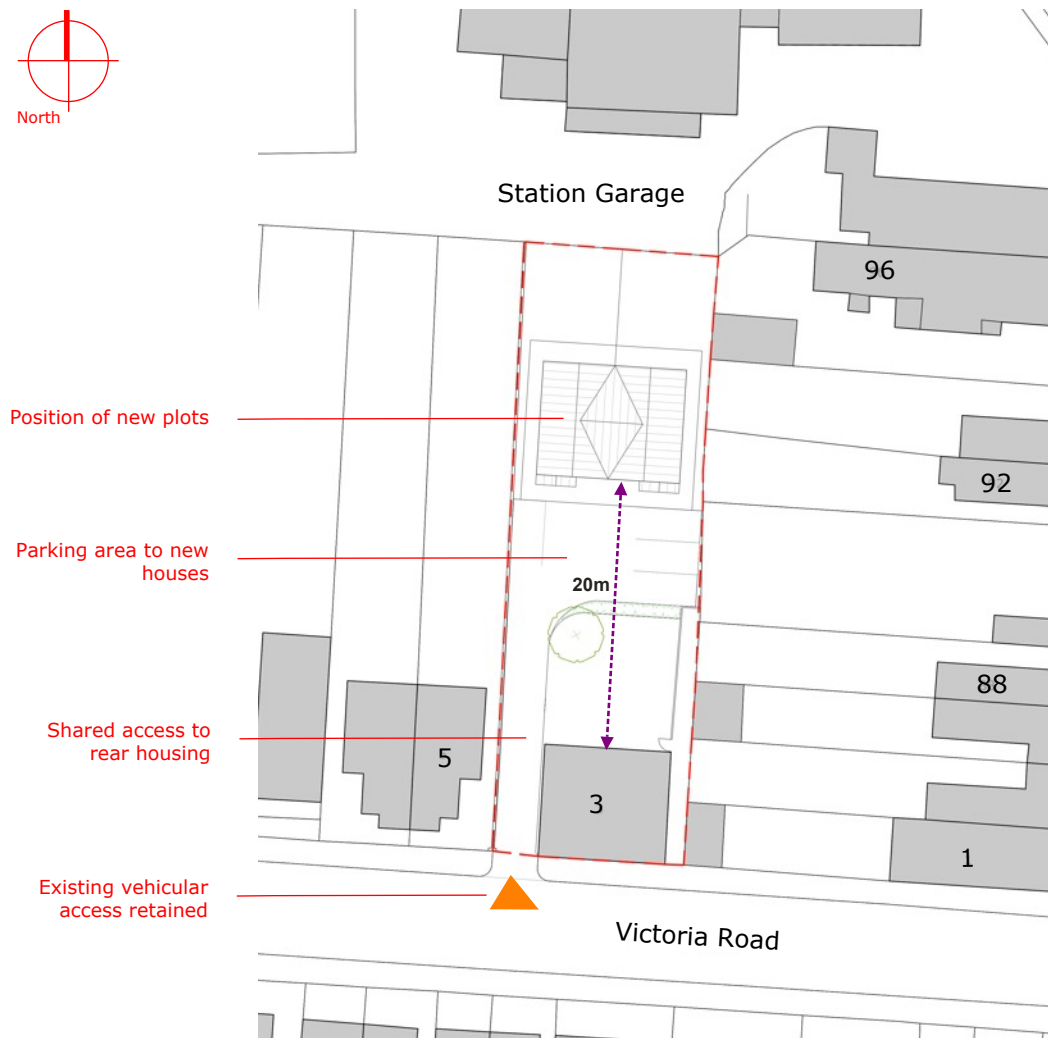
No. 3 is to be retained and its garden area reduced to accommodate the shared access and a new boundary with the proposed dwelling beyond. The new properties are to have a large forecourt area, which will serve to provide parking and to act as a buffer zone between the new development and existing house. The distance between the front elevation of the new houses and the rear elevation of no. 3 is to be 20 metres.

The new plot is to be located 1.6m from both the existing East and West boundaries. These boundaries, with the rear gardens of housing fronting North Street and the rear garden of 5 Victoria Road respectively, are currently formed by solid brick walls. It is proposed to retain these walls and to add a trellis to the top of the boundary with no. 5 in order to increase its height from 1.5 to 1.8 metres. The rear, North, boundary with Station Garage is also a significant brick wall and this is also to be retained.

Technical Issues

Parking provision for the new plots will be in accordance with the current standard. Four parking spaces will be provided - two for each plot. Cycle storage to each of the houses will be provided by way of a secure garden shed.

Refuse is currently collected from the back of pavement on Victoria Road on the specified day. It is envisaged that the new plots will have refuse bins within curtilage and these will be brought down to Victoria Road on the day that a collection is due.



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Clearly the location and orientation of the plot are the key factors for careful consideration.

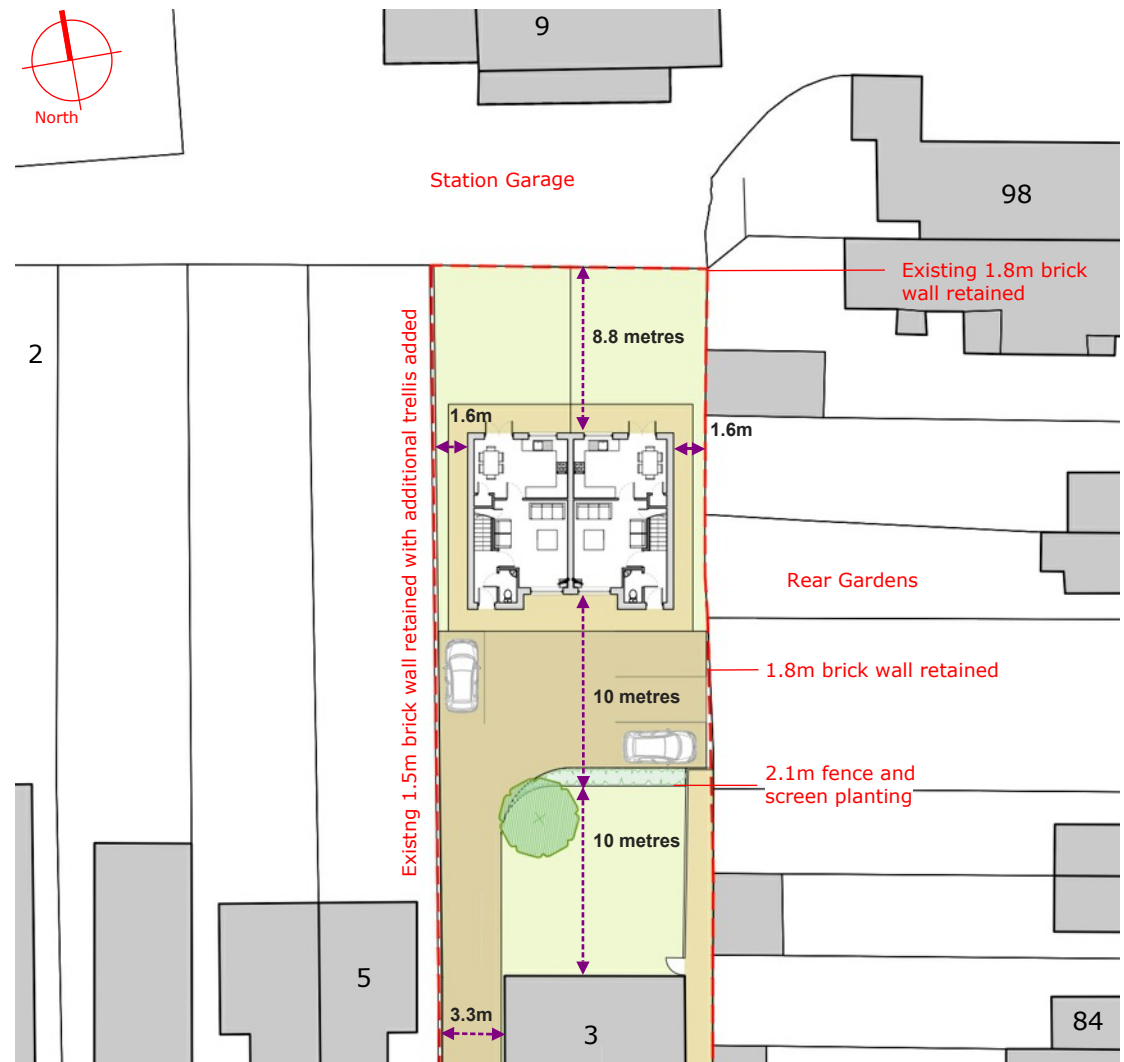
The housing fronting North Street is a significant distance away. The distance proposed between the new flank elevation and the nearest portion of these neighbouring elevations is approximately 20 metres. Many of these garden have trees along this boundary and these will further serve to reduce the visual impact of the new houses.

The building to the rear of the site, Station Garage, is of single storey commercial use and will not be affected by the new dwellings.

To the West, the existing high boundary wall between no.3 and no. 5 will effectively screen the driveway from the neighbour. There are no windows on the flank elevation of no. 3 and, aside from the visual screening, the brick wall should also provide an effective acoustic barrier to the new driveway.

The new houses have been designed with an eaves height at first floor window head level - as low as practicable - and the roof slopes away from east and west boundaries. This roof design should reduce the impact of the flank elevations upon the neighbours to each side.

The 20 metre distance between the new and existing housing and the fence and screen planting proposed to separate them, should ensure that the amenity of all surrounding residents is protected to a sufficient degree. Whilst, at 8.8 metres, the new gardens will be slightly shorter than current guidelines, it was considered that this dimension was of less importance than that maintained to the housing on Victoria Road.



Impact on Neighbours

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Form and Articulation

The surrounding housing is generally of two storeys and typically suburban in nature. Brick is the predominant material, but render is also present nearby and roofs are typically gabled or hipped. Please refer to the photo (right) of the rear elevations of the nearest houses to the new plots.

The proposed dwellings are to have a traditional brick plinth up to ground floor sill level, with a light, through coloured render above. Window sills and heads will be picked out in brick and projecting tile details and the roofs are to be gabled with a valley between them.



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Language and Materials

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Application Drawings



Proposed Site Plan with Wider Context : 1-200



Proposed Site Plan (Detail) : 1-100

Scale: varies@A1



North

Client: James Lucas

Revisions: P1 Preliminary Issue 01.07.16
P2 Issued for Planning 08.07.16

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Project: 3 Victoria Road, Emsworth

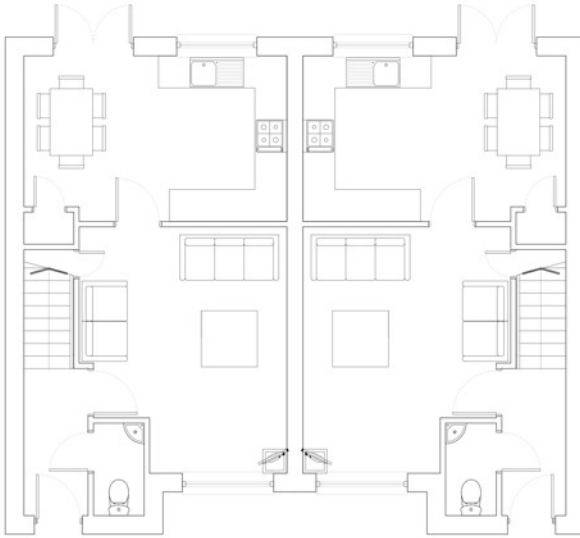
Title: Proposed Site Plans

Dwg No: D8416_10/01

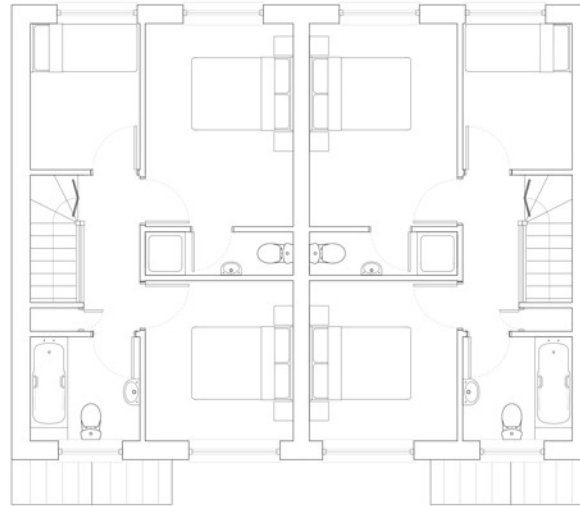
Date: July '16

Revision: P2

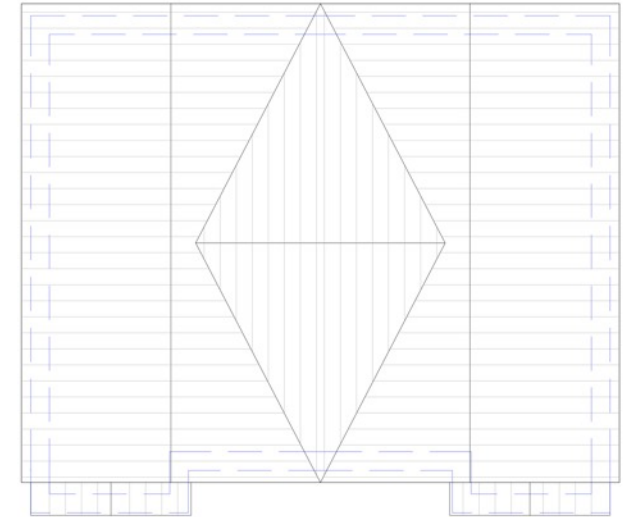
Drwn: KR



Proposed Ground Floor



Proposed First Floor



Proposed Roof Plan

Scale: 1:50@A1



North

Client: James Luckas

Revisions: P1 Preliminary Issue
P2 Issued for Planning

01.07.16
08.07.16

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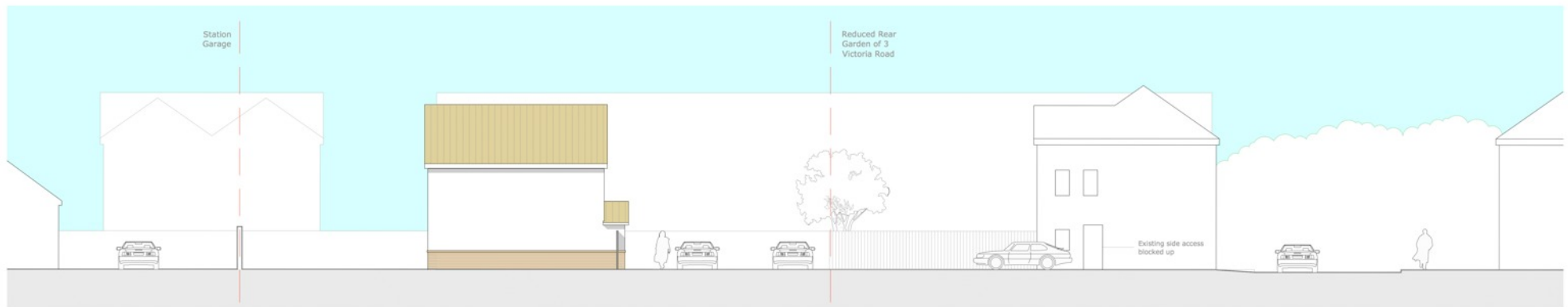
Project: 3 Victoria Road, Emsworth
Title: Proposed Floor Plans

Dwg No: D8416_10/10
Date: July '16

Revision: P2
Drwn: KR



Proposed South Elevation



Proposed West Elevation (with Context)

Scale: 1:50@A1



North

Client: James Luckas

Revisions: P1 Preliminary Issue 01.07.16
P2 Issued for Planning 08.07.16

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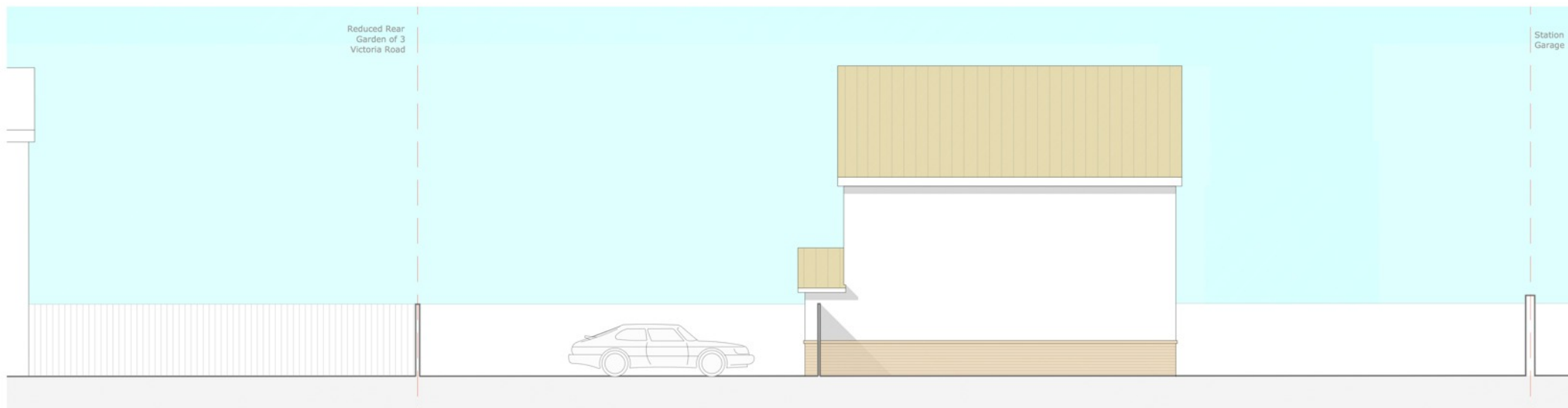
Project: 3 Victoria Road, Emsworth
Title: Proposed South and West Elevations

Dwg No: D8416_10/20
Date: July '16

Revision: P2
Drwn: KR



Proposed North Elevation



Proposed East Elevation

Scale: 1:50@A1



North

Client: James Lucas

Revisions: P1 Preliminary Issue 01.07.16
P2 Issued for Planning 08.07.16

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Project: 3 Victoria Road, Emsworth
Title: Proposed North and East Elevations

Dwg No: D8416_10/21
Date: July '16

Revision: P2
Drwn: KR

Appendix



Havant
BOROUGH COUNCIL

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Our Ref: GEN/16/00318
Direct Line: (023) 9244 6546
Ask For: Mrs R McMurray
Email: planning.development@havant.gov.uk

06 April 2016

Dear Mr Russell

Site Location: 3 Victoria Road, Emsworth, PO10 7NH

Re: Subdivision of the plot to provide a pair of semi-detached dwellings in the rear garden utilising the existing vehicular access and a new rear garden for No. 3 Victoria Road.

I am writing to you further to your enquiry received on the 17 March 2016 regarding the above address and following my site visit on 31 March 2016.

I am of the view the following considerations are relevant to this proposal:

1. The principle of development
2. The impact on the character and appearance of the area
3. The impact on neighbours residential amenities
4. Highway matters
5. Drainage and flood risk
6. Developer contributions/Community Infrastructure Levy

The principle of development

The site is located within the built up area of Emsworth. Within this area there is a presumption in favour of sustainable residential development subject to other development control criteria.

The impact on the character and appearance of the area

In terms of the impact on the character of the area, I consider that the character of the north of Victoria Road to be mainly two-storey dwellings either semi-detached or short terrace rows, with similar development to the east in North Street.

The proposed layout shows a pair of semi-detached dwellings with on site parking. I measure the rear gardens to be 9.5m based on the scale provided. The Borough's Design Guidance recommends that rear gardens should have a minimum depth of 10m so this will meet the requirements of this design guide. A link to the guide can be found below:

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>

The proximity of the access runs very close to the side elevation of No. 3. Whilst this access is already established, it would be more intensively used serving two dwellings instead of one garage. However, I note that the recently developed property at No. 5 is set off the

boundary with no windows in the side elevation. I advise trying to provide some buffering strips if possible to reduce the impact the access driveway.

As no elevations have yet been provided, I am not able to offer comments on this element of the design. However, I advise that the ridge height should be kept as low as possible so as to reduce the visual impact from the neighbouring dwellings.

The impact on neighbours residential amenities

The impact on neighbours' residential amenities would be more fully assessed in detail during the consideration of any planning application and based on the provision of elevations.

Highway matters

In my opinion adequate parking provision could be achieved on the site on the front driveway. In relation to car parking, the development should be designed to be in accordance with the Councils adopted standards which can be viewed at:

<http://www.havant.gov.uk/sites/default/files/documents/Adopted%20Residential%20Parking%20Cycle%20Provision%20SPD.pdf>

Drainage and flood risk

The site is not located within a flood zone. The development would need to incorporate sustainable urban drainage to ensure that surface water is adequately addressed. Foul sewerage requirements should be dismissed with Southern Water at an early stage.

Developer contributions/Community Infrastructure Levy

The proposed development would be subject to the Community Infrastructure Levy details of which are available on the Councils website:

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

The relevant contribution level for this site would be £100 per square metre. Please note that for any planning decisions issued in 2015, the amount of CIL due will increase by approximately 13.39% and in 2016, an increase of approximately 20.04% will apply -

See more at: <http://www.havant.gov.uk/cil-calculator#sthash.7tv0w9Lh.dpuf>

From the 30th June 2014, the Council introduced the Solent Disturbance Mitigation Project (SDMP). The SDMP was introduced with the advice of Natural England and they have advised that a contribution of £176 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA).

The contribution will be applied to all new development of one or more dwellings. The Council has agreed two ways of securing the contribution:

1) Up front payment prior to commencement of development - this can only be used for development of 1 to 4 dwellings

2) Section 106 legal obligation (this must be used for applications of 5 or more dwellings, where there will be additional contributions payable)

For both options, administration and monitoring fees will be added.

Further details can be provided on request.

Conclusion

In conclusion, the principle of residential development at the site is considered to be acceptable. However, this is subject to the acceptability of a more detailed design including elevations and landscaping. Any formal planning application would have to take full account of the potential impact on neighbouring properties.

I trust that the above guidance is helpful in moving the scheme forward towards a formal planning application.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

Mrs R McMurray
Planner
Our Ref: GEN/16/00318