

Planning Statement

Address: 15 Langstone Road Havant PO9 1RA.
Development: Proposed erection of five 2 bedroom flats to the rear of 15 Langstone Road, with associated garages and parking, bins and amenity space.

Site analysis

Location

The immediate surrounding area comprises a mix of residential properties including two storey detached properties within spacious settings and blocks of flats. The proposed development is not within land that relates to a Listed Building, nor is it located within a Conservation Area.

Property types and Heights

The site is located within the identified settlement on which is located a two storey detached property with a pitched roof with an access onto Langstone Road. To the north of the site is the amenity area of the neighbouring property and 17a Langstone Avenue lies to the south. To the east a row of modest two storey properties are located and the main road (A3023) is situated to the west of the site.

Scale and Appearance

The existing building comprises a two storey structure located within a spacious plot which is substantially wider than all other plots within the immediate vicinity to the east of Langstone Road. The proposed development comprises the division of land and construction of a two storey building to the rear of the site adjacent to the neighbouring property at No 17. The proposed structure is of a similar mass to that of the recently approved three storey house however, by setting it further back into the site, it would result in the host property retaining its current southern aspect and enjoyment of their retained amenity area.

Planning Policies

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS20 (Transport and Access Strategy)

CS21 (Developer Requirements)

CS9 (Housing)

DM10 (Pollution)

DM11 (Planning for More Sustainable Travel)

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

Planning History

APP/14/00673

Grant

Two storey detached dwelling to south of existing

property, with detached double carport to front
and new access off Langstone Road.

Context

The land on which the development proposal would be sited is situated within the Settlement Policy Area on the Havant Borough Council Proposals Map. The rear gardens of neighbouring residential properties are situated on the land to the north of the site. To the south of the site lies a detached property, set back from the road frontage to the same extent as the proposed development. To the east of the site lies a more modern housing development, and the main A3023 road lies to the west of the site. There is thick foliage surrounding the development site.

Design

The location of the development to the rear of this generously proportioned site would result in a proposal partially obscured from public vantage points by the mature trees and shrubbery around the perimeter of the site. The proposal has been designed using a traditional approach in character with the neighbouring properties to the north and south of the site, with materials to match. The property would be two storeys in height with a pitched roof hipped in on all sides. It would be set in from the south boundary with reinforced boundary screening in order to reduce any potential impact on the neighbouring property. A garage block would be located to the east of the host property and landscaped gardens would provide a pleasant amenity area for future occupiers to the north east of the site. The proposed development would provide much needed living accommodation for the locality, constructed to the highest standards in terms of design and, in our opinion, would complement the character of the surrounding built environment.

Layout

The proposed development would be located to the east of the main road in Langstone, comprising mainly residential development of large houses on generously sized plots. To the east of the site lies more modest residential developments. The surrounding properties within the immediate proximity of the host site are sufficiently well spaced to allow for the provision of additional dwellings with ample amenity space and parking, resulting in a well ordered development which would serve to enhance the character of the surrounding area by appearing to be one large dwelling house as opposed to a large block of flats.

Access

The access to the proposed property would be formed between the host's driveway at No.15 Langstone Road and that of No. 17. The host property would continue to have a parking area to the front, while the new access would be extended to the rear of the amenity area, leading to the visitors' parking and the proposed garages for this development scheme.

The proposed access would be consistent with the previous planning consent pertaining to this property, with trees to be retained as per the Local Planning Authority's advice. The topsoil would be removed with care and the driveway would comprise porous materials like gravel in order to reduce any adverse impact on the remaining trees.

The impact of the proposal on the character of the surrounding area.

The proposed development would be located to the rear of the site, adjacent to the neighbouring property at No 17. The majority of the surrounding dwellings are all two storeys in height and are detached properties with off street parking (with the exception of the apartment blocks to the south of Southbrook Road which are three storeys in height).

The proposed development would also be two storeys in height, and would be traditionally designed and constructed of brick and tile, thus resulting in a structure which would be in keeping with the surrounding built environment. It would be set well back from Langstone Road but would be largely adjacent to the neighbouring property at No 17 so could not be considered out of character with the area. Its position to the rear of the site would reduce its prominence on the street scene and would thus alleviate any potential impact on the character of the surrounding area.

Potential overshadowing and overbearing issues of the proposed development

The new building comprises five two bedroom apartments with amenity space and the provision of a garage. It has been designed and sited in such a way that it would be an acceptable distance from the existing neighbouring properties, the closest of which is No 17. There would be a distance of approximately 5.0 metres from the flank elevation of the proposed property to the southern boundary of the site. The neighbouring property has a window and a glazed door approximately 5.0 metres from the same boundary. The new development would comprise a two storey, double ridge line hipped away from the boundaries on all sides. The eaves height would be approximately 5.5 metres high, and the double pitched roof would result in a large visual break in the building thereby reducing any potential over-bearing issues. In addition to this, there would be a strong break line on the southern elevation which, in conjunction with the multi-coloured facing brickwork and antique tiles, would result in sufficient variation in the elevation to provide an architecturally interesting design within this elevation.

The proposal would be sited a sufficient distance from all other neighbouring properties for any impact in terms of over-shadowing and over-bearance to be minimised.

Potential overlooking issues of the proposed development

The ground floor windows on all elevations would not result in any overlooking issues as views to neighbouring properties would be eliminated by close board fencing and/or additional foliage. The neighbouring dwelling to the north is sited approximately 36 metres from the proposed development. To the east, the dwellings are approximately 25 metres away. To the west, the host property lies approximately 20 metres from the proposal. To the south of the site lies a bungalow roughly in line with the development proposal. There is a glazed door and one window located approximately 5 metres from the boundary fence at No 17. The proposed building would also be approximately 5 metres from the boundary. There would be no fenestration at first floor level which could be perceived as problematic with regard to privacy issues.

All other windows would be a sufficient distance from the boundaries of the properties for any impact on both existing and proposed properties to be alleviated.

Trees and Landscaping

All trees on or near to the development site to be removed or retained have been clearly marked on the Tree Schedule. This should be considered acceptable by the Local Planning Authority as it is similar to the submission of the previous application for one property referenced APP/14/00673. However, some trees have been removed since this application for maintenance purposes and to prevent diseased trees from harming other healthy species on the site.

Both the southern and eastern boundary comprise various trees and shrubbery along with a 1.8 metre close boarded fence. The northern boundary has a 1.8 metre hedge in order to provide privacy to existing neighbouring properties. A new evergreen hedge would be planted to create a boundary between the host property and that of the proposed development. The open land to the north east of the site would be landscaped appropriately in order to create a suitable amenity area for future occupiers of the apartments.

Parking

A garage space would be provided for each unit, with additional parking provided for visitors closer to the entrance. Parking for the host property would be retained at the front of the property. A turning circle would be incorporated along the driveway for the convenience of users into the front garden area for service vehicles or emergency services. The plot would have sufficient storage for bicycles and bins/recycling.

Conclusion

Bearing in mind the previous application for a three bedroom property was granted, it is considered that the current application, sited alongside the neighbour at No 17, would provide an ideal location for a modest apartment

development with ancillary parking and amenity space. Its traditional form would sit well within the existing built form, and would be a sufficient distance from the neighbouring properties for any impact on them with regard to over-bearing, over-shadowing and over-looking issues to be minimised.

This statement demonstrates how the proposed development would comply with the relevant policies with regard to new residential properties. I trust that all planning issues have now been addressed, however, should you have any further queries or concerns with regard to this matter, please do not hesitate to contact me.