

**Design And Access Statement | Land to rear of 55-57 Hart Plain Avenue,
PO8 8RG**

“THE ERECTION OF THREE DWELLINGS”



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Introduction

Land adjacent to 53 Hart Plain Avenue was granted planning permission APP/13/00576 for the demolition of the bungalow and erection of four detached dwellings, which is under construction. Following recent discussions with the adjacent landowners of Land to rear of 55&57 Hart Plain Avenue, CY Developments Ltd seek planning permission to develop this adjacent piece of land.

The proposed scheme seeks to utilise the existing access and erect three dwellings in the rear part of the gardens of what is the adjacent site to the existing development under construction. The form of the proposed scheme is in a back-to-back relationship with the above scheme and addresses the rear of the donor plots on Hart Plain Avenue.

The application is accompanied by Arboricultural Method Statement addressing the works in relation to the adjacent TPO's and a Flood Risk Assessment.

The site provides an opportunity to provide sustainable housing in an appropriate location supported at a National level by the National Planning Policy Framework (NPPF) and the Council's Core Strategy.



The application represents the development of two uncharacteristically large back gardens compared to that, which prevails in the surrounding area.

Sustainability Credentials

The dwellings will be well high quality, highly efficient well-designed homes able to meet Lifetime Home Standards and Code 3 for Homes. The properties will be new build, built to a high standard and located within a highly sustainable location with local services, amenities and schools etc.

USE

The application proposes the erection of three dwellings, following the demolition of the existing bungalow, in an existing residential area.

The site is within the Settlement Boundary, where the principle of development is accepted, adding weight to the scheme in terms of the NPPF and Havant's Core Strategy.

AMOUNT

The scheme has been designed utilising the greater width than the donor plots in providing 3 properties. Furthermore, the properties are modest three beds with pitched roofs. The amount of development is appropriate to the site, its neighbouring properties, both existing and currently under construction, and sits comfortably with them.

LAYOUT

The layout has taken account of the relationship between the development underway at 53 Hart Plain Avenue to the west, in a back-to-back fashion and then addresses the site entrance and donor plots to the east at 55&57 Hart Plain Avenue. By addressing the entrance this ensures that gardens address gardens and there is minimal impact upon the properties to the south.

Each property has two car park spaces and ample gardens with landscaped areas to front and side. In terms of the use of the existing land, the application represents the development of two [when compared to the surrounding area] uncharacteristically large back gardens. This is when compared to that, which prevails in the surrounding area. This will help in the development assimilating into the surrounding area and its character.

SCALE

In terms of scale, the houses read well when looking at bridging the properties under construction (ref: APP/13/00576) and the donor plots. They provide an appropriate transition between the two and sit comfortably with the character of the area.

LANDSCAPING

The site has TPO trees retained on site and ample space for additional soft and hard landscaping. Each property has a private garden and spaces to front to achieve a high quality development. A landscaping condition to control this element of the work is welcomed.

APPEARANCE

The design of the properties is for two storey properties constructed with brickwork at ground floor and tile hanging at first floor with casement windows. The roofs will be plain tiled and fully hipped. This design is consistent with the approved scheme next door and the existing two storey houses in the surrounding area.

ACCESS

The proposed access would utilise the existing drive and in other regards the houses would be access compliant and adequate for any end users.

NPPF

The following extracts from the NPPF are relevant to this proposal and demonstrate how the National policy approach supports the scheme.

“9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure; and*
- *widening the choice of high quality homes.”*

The development represents well designed houses, and would also provide very high quality homes for the current as well as future occupiers.

*“14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking”*

As a highly sustainable development, this key component is directly applicable to the proposal.

“59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout,

materials and access of new development in relation to neighbouring buildings and the local area more generally.

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

These three paragraphs are particularly relevant in considering the “design”, notably that the innovation and originality employed should not be stifled.

“65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal’s economic, social and environmental benefits).”

Whilst the site would not affect the “townscape”, the principle employed here, of supporting sustainable development, demonstrates the material consideration that is employed in considering the proposed scheme.

S106 Contributions

Noting paragraph 23 of the below DCLG Guidance (dated November 2014) the proposed development would not give rise to the need to provide s106 contributions.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/381349/Planning_Contributions__Section106_planning_obligations_.pdf

In relation to CIL, it is therefore requested that the Council provide evidence of the number of schemes in the area that this site “could” be liable to contribute towards. Subject to the results of this the application would either not be liable (if there are 5 or more schemes already signed up to CIL) or the applicant will sign up to the CIL liability. The Council’s earliest advice is therefore requested in this regard.

CONCLUSIONS

Previous scheme



Current scheme



Due to the sites location within the Settlement Boundary, the location in proximity to services amenities and highway network, the principle of development is acceptable.

Thereafter the design has been carefully conceived following pre submission discussions with the case officer to ensure privacy for occupants of existing and new properties. The properties would provide housing that is in demand locally in a manner that is an efficient use of the land.

The applicant would welcome any conditions that the Council require to achieve a high quality development, such as landscaping etc, and that are reasonably justified, necessary etc and that meet all the tests.

In conclusion the planning application represents the opportunity to provide good size family homes that can also meet the needs of other occupiers (elderly couples etc such as Lifetime Homes requires) in a manner that is entirely consistent with that found in the immediate area.