

CLIENT : Mrs Jane MacSwayne 14th October 2015

PROJECT : Construction of new two storey end of terrace house

ADDRESS : 47 Dockenfield Close, Havant, Hampshire, PO9 3ST

STATEMENT :

1. USE EXISTING BUILDINGS

- 1.1 Number 47 Dockenfield Close is an end terrace house with an overly large garden in comparison to surrounding houses. The proposed site is a considerably large garden to the left of this terrace house.

2.0 EXISTING SITE

- 2.1 The site is located within a residential area, in between its neighbours, no. 47 and 49 Dockenfield Close.
- 2.2 The site area is 267.8 sq. metres (*Figure 1*) with trees and hedges to the rear of the proposed development site, which we recognise are an important part of the local landscape character.

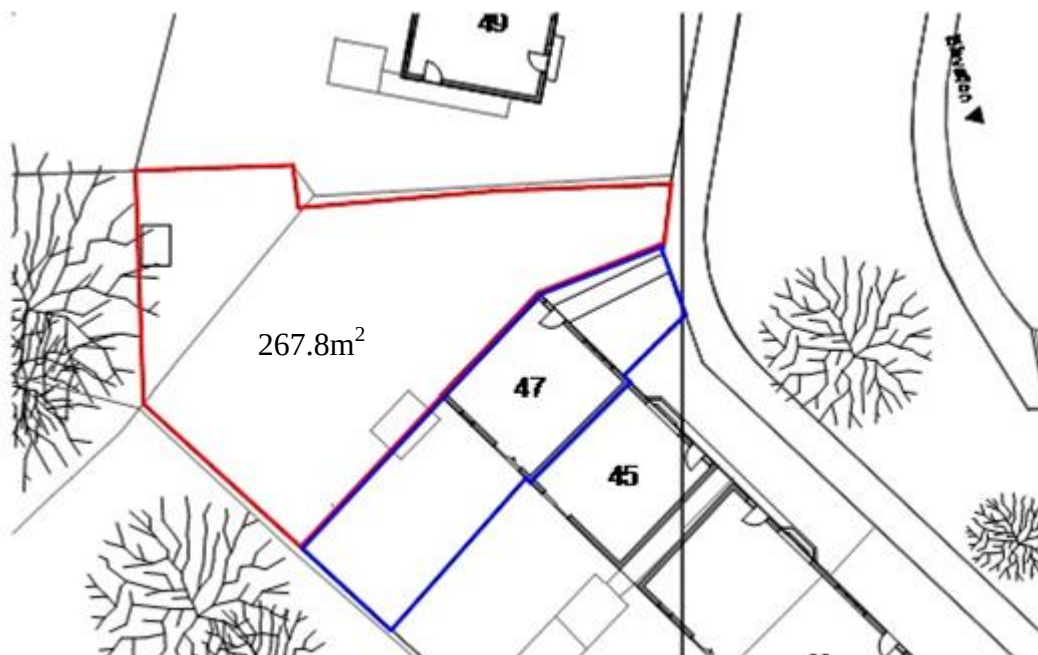


Figure 1: Plan of site and client owned property

- 2.3 Although not on a road there is a main pathway that links Dockenfield Close to Winchfield Crescent passing the proposed site and allowing access to neighbouring houses.

- 2.4 41A is a later addition to end terrace house number 41 similar, to what we are proposing.

3.0 PLANNING HISTORY PLANNING PERMISSION

- 3.1 Prior advice has been given from the local authority about Planning Application APP/10/00009. Mrs MacSwayne was advised by Mr Emerson on the 28/01/2010 about the proposal and onsite parking. He had told Mrs MacSwayne that the proposals would be satisfactory and to proceed with making a full application.
- 3.2 The application APP/10/00009 was withdrawn prior to a final decision, however the planning officer did make the following observation:
- 1) The proposed development would result in a loss of the visual gap between no's 47 and 49 which is characteristic of this area. The loss of the visual gap would have a detrimental impact on the character of the street scene. The proposal is therefore contrary to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 and PPS 1.
 - 2) The proposal, without completion of the appropriate binding arrangements to secure a green transport contribution, is contrary to saved Policy T10 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13. Decision was despatched on the 08/10/2010.

4.0 AMOUNT

- 4.1 Based on the observation given by the planning officer before the withdrawal of the original application, planning proposals had to be changed resulting in this new application. We have taken these forced changes as an opportunity to re-look at the previous proposal and redraw from scratch to address the concerns of the planning officer towards the overall application.
- 4.2 The new proposal shows a clear 1meter gap between existing fence and proposed dwelling.
- 4.3 One of the concerns stated by the planning officer was: "The loss of the visual gap between no's 47 and 49 would have a detrimental impact on the character of the street scene". This has been resolved by discarding the previous proposed foot path to the right, joining the proposed dwelling directly onto number 47 using precedents from number 41 and 41A, and taking a view from the foot path on the east of the site showing that the gap has been maintained.(Figure 2)



Figure 2: East Elevation

- 4.4 Neighbour number 49 has been consulted about plans for the application. They were also reassured that the build will not affect them as there is a boundary that the proposed plan takes into account and a 1 meter gap between the proposed dwelling and the boundary.
- 4.5 All windows on the front elevation of the proposed dwelling are forward facing, looking over its own front garden and further onto open public spaces, resulting in number 49 being able to maintain their privacy.
- 4.6 In the new proposal there is a new front gate to dwelling with a new access from existing path.
- 4.7 The proposed path gives access to the back garden where there is a secure area to accommodate two 120L wheelie bins for waste storage.
- 4.8 Based on information the client has given after being a resident in the area there is available parking around the proposed site. More common parking was available after garages to the east of site were demolished. As a dead end road, Dockenfield Close does not appear to suffer from parking of vehicles whose owners do not live on the Close.
- 4.9 Since the first application submission in 2010 bus and road roots in and local to this site has not changed.

5.0 LAYOUT

- 5.1 The proposed dwelling is in line with existing terraces.
- 5.2 The proposed dwelling has been deliberately pushed back like number 41A to create a symmetrical front elevation.
- 5.3 We have maintained a 1meter gap between the boundary and the proposed plan.

6.0 SCALE AND APPEARANCE

- 6.1 We have kept the external aesthetic of the proposed dwelling similar to existing houses by proposing to use the same brick and window type as neighbouring terraces.
- 6.2 With number 41A being a later addition unto number 41, the proposed dwelling would create an even balance to the east elevation.
- 6.3 In terms of the proposal of bedroom we are no longer proposing 3 bedrooms; we are now proposing 2 bedrooms.
- 6.4 To comply with Department for Communities and Local Government Technical housing standard (*Figure 3*) we have given an internal floor area of 79m².

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure 3: Department for Communities and Local Government Technical housing standards – nationally described space standard published on the 27 March 2015

- 6.5 In order to achieve this floor area we have increased the footprint of the ground floor to the rear of the property. This increase is equal to the permitted ground floor extensions available for all the other houses on the terrace. The rear wall at first floor level is in the same line as the rest of the terrace.
- 6.6 It is interesting to note that even though they are good quality ex-council housing stock, none of the existing houses in the terrace meets these minimum space standards.

7.0 LANDSCAPING

- 7.1 Neighbouring terraces currently store waste bins towards the front of the house, we are proposing to store them securely in the back garden allowing space for planting and grass area.
- 7.2 Back garden is open to small patio and grass; this would be significant for a small family.

8.0 PARKING, ACCESS & EXTERNAL WORKS

- 8.1 The main access to site has not been changed, however a new path has been proposed from existing pathway to the front door of the proposed dwelling.
- 8.1 Public access around the site was not questioned in the first application therefore we are not changing it.
- 8.2 Parking around site stays the same with available parking on Winchfield crescent and Dockenfie Close.
- 8.3 Secure cycle storage is provided in the shed at the back of the garden.