

LAND TO THE REAR OF 111 LONDON ROAD, COWPLAIN



DESIGN & ACCESS STATEMENT

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Introduction

This statement has been prepared in support of a full application for the residential development of a site located to the rear of No. 111 London Road, Cowplain.

The application is submitted by Kalotec Limited. The proposal amounts to the construction of a new 3 bedroom detached two storey house. The proposal also includes details of the associated vehicular access, car parking and landscaping to the new property.

The following sections provide a description of the site and surrounding area along with a summary of the site's planning history and relevant planning policy. The final sections provide details of the principle planning considerations and full description of the proposals and why it is considered that they are appropriate to this site.

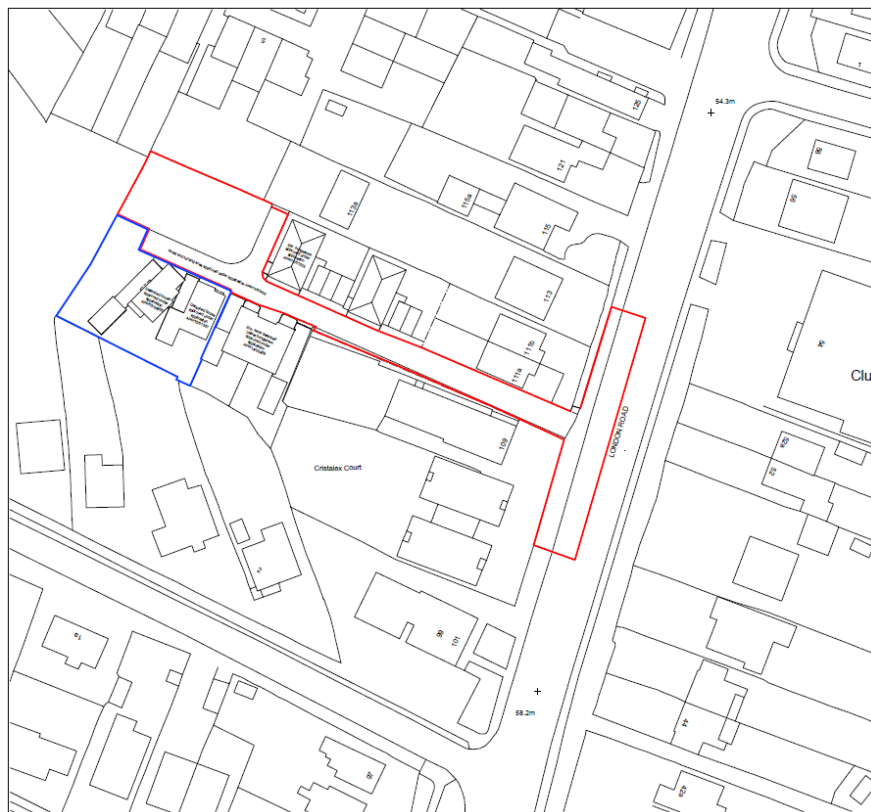


Figure 1: Location Plan

Site and Surroundings

The site itself is located to the western side of London Road, just north of Cowplain Village Centre. The site lies within an area characterised by predominantly residential property in a suburban form. The properties consist of single and two-storey houses together with chalet style properties dating from late 19th century through to the present day.

The proposed plot amounts to approximately 0.12 ha of land located opposite the recently approved developments APP/15/00255, APP/15/01387 & APP/14/00439 (land to the rear of 109 London Road) and adjacent to the approved application APP/12/01302 (Land to the rear of 111 London Road). This parcel of land sits at the end of the approved access road (APP/14/00439) which adjoins the London road. The proposed unit would complete the carefully designed cul-de-sac which has been developed over the past few years under the applications listed above.

To the North of the site are the rear gardens of Brewster Close. This estate consists of 3 bedroomed 2 storey terraced houses which are traditional in style and have generous garden lengths creating good separation distance from the proposed plot location.



Figure 2 : Houses in Brewster Close which back onto the proposed plot.

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Immediately to the east of the proposed plot is No. 1 & 2 Arun Close (APP/12/01302 – 2no. detached bungalows). Beyond this and at a higher level is No. 111a & 111b London Road (2 storey semi detached houses) which sit at the top of Arun Close and front onto the London Road. Adjacent to 111a & 111b is 109 London Road, a two-storey building comprising retail on the ground floor with flats above and communal parking to the rear.



Figure 3 : No. 111a & 111b London Road

To the South of the site are the recently constructed semi detached chalet bungalows (APP/14/00439) and directly opposite are the detached 2 storey units which are currently under construction (APP/15/00255 & APP/15/01387).



Figure 4 : South of the site looking towards the recently constructed semi detached units (APP/14/00439)

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To the west of the site is a line of mature trees which are to be retained and form a green backdrop to the development. Beyond this line of trees are the rear gardens to 17 – 20 Morley Crescent which are 60's style 2 storey terraced houses.



Figure 5 : Looking West towards the line of mature trees which back onto Morley Crescent

The existing residential properties within the surrounding area of the site are far from uniform in proportion and appearance, with no predominant style common to the properties as a collective. There are a wide variety and range of different types of property which can be found within close proximity to the site.

Both Arun Close and London Road are made up of a mix of detached and semi-detached residential properties, with a wide variety of dwelling type, style and size.

The overall character of the area is predominantly residential, made up from a mix of dwelling type, size and style found within curtilages of varying length and size.

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Arun Close:



London Road:



London Road:



Brewster Close:



Morley Crescent:



Figure 6: Selection of existing properties within Arun Close, London Road, Brewster Close and Morley Crescent.

Planning History

Adjacent site - 111 London Road, Cowplain

- APP/10/00594 – Demolition of existing house. Erection of 4No. New houses. Permitted 31st January 2011
- APP/12/01302 - Erection of 2No. 1 bed bungalows utilising existing access from London Road, and underground pumping station. Permitted at Appeal on 10th October 2013
- APP/13/00392 - Erection of 1No. 1 bed bungalow utilising existing access from London Road, and underground pumping station. (Revised Application.) – Refused on 21st June 2013

109 London Road, Cowplain

- APP/14/00439 – Erection of 4No. new houses including associated access, car parking and landscaping. Permitted 22ND October 2014
- APP/15/00255 – 2No. detached 3 bed houses (plots 3 & 4) with associated access and car parking. Resubmission for part of approved planning permission APP/14/00439. Permitted 1st July 2015
- APP/15/01387 – Variation of Condition No. 2 of Planning Permission APP/15/00255 to amend plans for plot 3 to provide accommodation over attached garage including amended first floor layout. Permitted 11th February 2016

National Planning Policy

Sustainable Development: The National Planning Policy Framework (NPPF) was introduced on 27th March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

It indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that there are three dimensions to sustainable development – economic, social and environmental. Planning can assist the economic role by building a strong, responsive and competitive economy; the social role by supporting strong, healthy and vibrant communities, and the environmental role by protecting and enhancing our natural, built and historic environment. These roles are seen as mutually dependent.

The NPPF advises in para 9 that *“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”*. This can include, creating jobs, replacing poor design with better designs, and improving the conditions in which people work, live, travel and take leisure.

Housing: Para 49 states: Housing applications should be considered in the context of the presumption in favour of sustainable development. It continues in para 55: To promote sustainable development in rural areas, housing should be located where it would enhance or maintain the vitality of rural communities.

Design: The NPPF indicates in para 56 that: “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

It continues in para 57: *“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”*

Para 58 indicates that local policies should aim to;

1. Ensure developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
2. Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
3. Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
4. Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
5. Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive.

Considerations

As the development proposed is within the urban area where new housing is generally encouraged, then there is no objection to the principle of development subject to:-

1. Any dwellings proposed on the site will need to ensure that the residential amenities of adjoining residents are preserved to acceptable levels.
2. Any development on the site will need to protect the general character of the area with properties of a similar scale and proportion to the existing properties within the locality.
3. Any proposed development will need to create an attractive environment that respects and enhances the character of the local area.
4. In addition to the above, any proposal will need to address all of the following issues:
 - Access and highway requirements
 - Car parking
 - Cycle storage
 - Security
 - Surface water drainage
 - Landscaping

The Proposed Development

The application proposes the erection of a detached 2 storey house.

The new property is to consist of 1 no. 3 bedroom detached house with an eaves and ridge height similar to the approved detached units currently under construction opposite (APP/15/00255).

The design of the proposed unit is similar in mass and appearance to the approved plot 3 (APP/15/01387) which sits opposite. The proposal looks to provide character to the area and with the inclusion of various features such as bay and dormer windows, projections and differing roof levels all of which are features visible on other properties within Arun Close, this proposal seeks to compliment the surrounding houses and provide a natural completion to the development as a whole.



Figure 7: Proposed Street Scene

The topography of the site and surrounding area slopes gradually from the east (London Road) down towards the tree line to the west of the site. The proposed floor levels are to be set at 150mm above existing ground levels providing an appropriate relationship with the proposed and existing properties located within Arun Close. This also eliminates the need to raise levels for access to the dwellings that may cause concern to neighbouring properties.

Unit summary size and scale is set out below:

Plot No.	Unit Size	Eaves Height	Ridge Height
1	155m ²	4.88m	7.12m

Car parking and cycle provision are set out below:

Plot No.	Car Parking Spaces	Short Stay Cycle Storage	Long Stay Cycle Storage
1	2	2	2

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The surface finishes for the parking spaces will be block paving, hard landscaped areas will drain into the storm water drainage system to be provided. Level access will be provided and the dwelling will comply with Part M of the Building Regulations. Soft landscaping will be provided to enhance the appearance of the development and to further strengthen boundaries with adjoining properties.

Access road and highways requirements

Access to the site will be via Arun Close with off road parking to be provided to the new property. A storage area for general and recycled waste is to be provided within the curtilage of the proposed property, along with a timber shed for cycle storage.

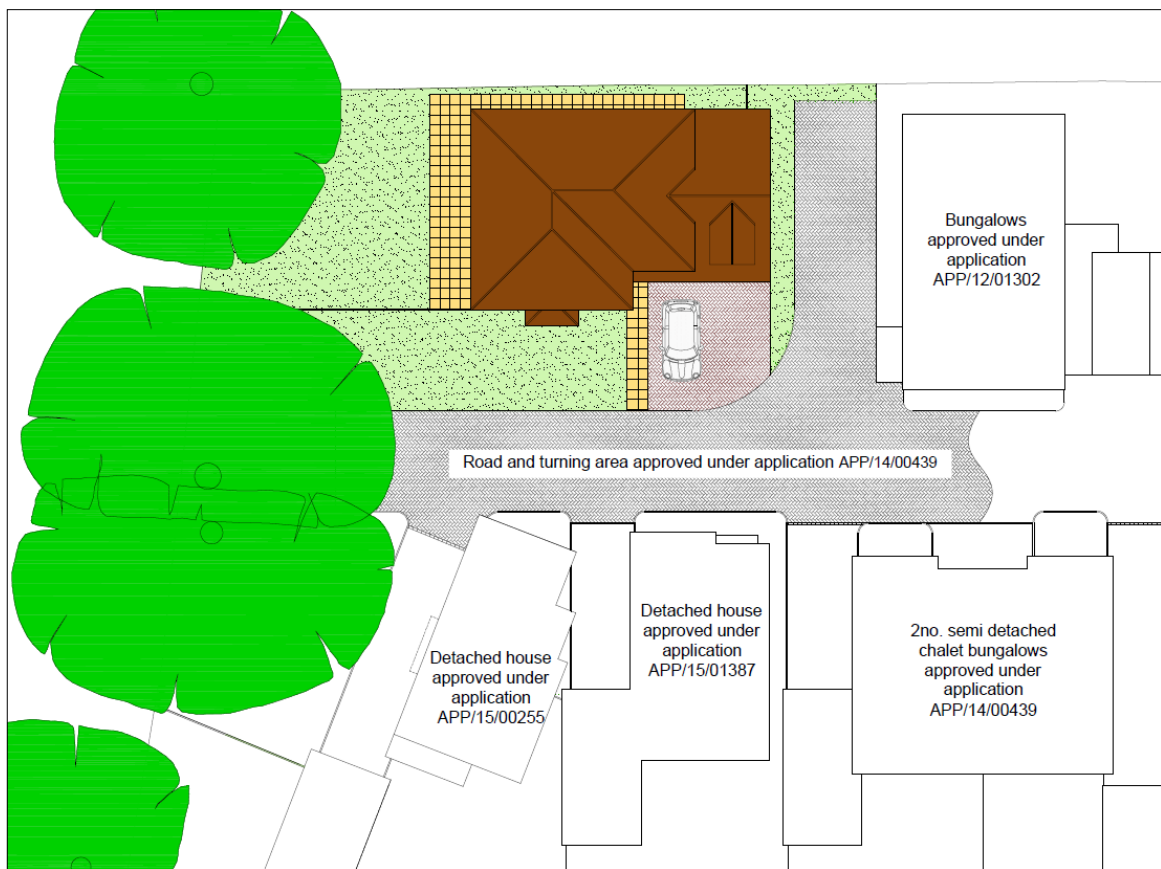


Figure 7: Site Layout

The site provides good pedestrian links and bus routes to Waterlooville, Portsmouth, Fareham and the surrounding area. The nearest train station is located in Bedhampton and is on the main train route between London and Portsmouth.

Conclusion

The site is within the urban area where new housing is generally to be encouraged, subject to the design meeting the requirements set out in the relevant policies, namely:

- ❑ The proposal provides an acceptable relationship to the neighbouring properties to all boundaries.
- ❑ Car parking and cycle storage has been provided in accordance with the Council's adopted standards.
- ❑ The scale of the proposed dwelling sits comfortably within its surroundings and provides an appropriate relationship with the houses in Arun Close, Brewster Close and Morley Crescent.
- ❑ The appearance of the proposed dwelling visually relates to its surroundings and will provide an attractive street scene.
- ❑ The layout of the proposed development will provide a safe, secure and practical place to live.
- ❑ Landscaping within the site is designed to soften the appearance of the development.

The proposals are considered to be appropriate to the site and the surrounding area.