



Planning Statement

67 Bondfields Crescent
Havant
PO9 5ER

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1. Introduction

- 1.1. This statement has been prepared to support the following proposal:
Conversion of 2 storey side extension to form new 2-bedroom dwelling
- 1.2. The Town Planning Experts act as planning consultants for the applicant.

2. Site History

- 2.1. APP/13/00155 - Construction of 1No. 2 bed end of terrace dwelling with new access from Middle Park Way. Refused. Appeal dismissed. 2014
- 2.2. APP/14/00783 – Two storey side extension. Permission 19.09.2014

3. Site Context

- 3.1. The site is located on the western side of Bondfields Crescent, adjacent to its eastern junction with Middle Park Way
- 3.2. The property consists of a two storey, 4-bed, end of terrace house. It enjoys two parking spaces at the front, and a further two off Middle Park Way to the rear.
- 3.3. The building is of brick under a tiled roof, and dates from the 1960s.
- 3.4. The property has recently been extended by the construction of a two-storey extension to the side.
- 3.5. Bondfields Crescent is residential in character, and, together with the surrounding streets, consists of terraces of similarly designed houses.
- 3.6. The area lies to the north side of Havant, and is approximately 5 km (3 miles) north of the town centre.

4. Policy Framework

National Policy

- 4.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012.

Sustainable Development

- 4.2. Paragraphs 6 and 7 of the NPPF sets out the Governments overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by

providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 4.3. Para 14 goes on to provide further emphasis on the focus towards sustainable development stating:
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. For plan-making this means that:

- Local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
—any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

—specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Housing

4.4. Paragraph 50 indicates

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);”

Design

4.5. Section 7 of the NPPF sets out the governments aspirations for requiring good design. Para 58 is particularly relevant and states:

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that 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;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *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;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *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 as a result of good architecture and appropriate landscaping

Local Policy

- 4.7. The adopted plan for the area is the Havant Borough Local Plan (Core Strategy) adopted in 2011.
- 4.8. The Plan covers the Borough of Havant, setting out the spatial planning strategy for the area up to 2026. It sets out how many new homes and jobs are needed in the borough and their distribution. It also sets out what services, facilities and infrastructure such as green spaces, shops and community services are needed and when and how they will be delivered whilst having regard to the Borough's high quality natural environment.
- 4.9. The Plan seeks to encourage development to the main built-up areas.
- 4.10. Policy CS9 with regard to Housing states:

Planning permission will be granted for housing proposals that will: -

1. *Contribute to achieving a net total of 6,300 new dwellings*

between 2006 and 2026.

2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.

3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.

4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.

5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

- 4.11. Policy CS16 relating to design indicates:
Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Responds to, draws inspiration from and respects local context and:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;

b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;

c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

4.12. In December 2011 the Council adopted its Borough Design Guide Supplementary Planning Document.

4.13. In January 2012 the constituent authorities of the Partnership for South Hampshire (PUSH), which includes Havant Borough Council, agreed to

adopt “Design in the Built Environment – PUSH Quality Place Model Supplementary Planning Document.

5. Development Principles

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| <p>5.1. This application seeks permission to convert the existing two-storey extension to this end of terrace property to create a separate 2-bedroom house.</p> <p>5.2. The site is within the developed area of Havant. As such, the proposed development is acceptable in principle, subject to other policy considerations.</p> <p>5.3. The proposal seeks to provide a living/dining room and kitchen on the ground floor with two bedrooms and a bathroom above.</p> <p>5.4. Other than the provision of a front door the external appearance remains unchanged.</p> <p>5.5. A similar application was refused on appeal in 2014 when the Inspector concluded:</p> <p><i>The size of the proposed rear garden area would fall substantially short of the 10m length advocated within the Borough Design Guide Supplementary Planning Document October 2011 (Design Guide) and I do not consider that this small parcel of land would provide future occupiers of the dwelling with an acceptable amount of private outdoor garden space.</i></p> | <p>5.6. Notwithstanding this a two storey extension of the same size, design and location was approved by the Borough Council in September 2014. See Appendix B and plans.</p> <p>5.7. Any concerns regarding the scale, massing and appearance of the proposal have therefore been addressed.</p> <p>5.8. With regard to the size of the rear garden the applicant contends that the size of property, associated garden and parking provision is appropriate and complies with the LPA's adopted design standards.</p> <p>5.9. On 30 January 2012 the constituent authorities of the Partnership for South Hampshire (PUSH), which includes Havant Borough Council agreed to adopt "Design in the Built Environment – PUSH Quality Place Model Supplementary Planning Document. (Appendix C)</p> <p>5.10. With regard to residential amenity it acknowledges the contribution usable outside private space can make to good quality residential design. The level of open space required will however be guided by the size of the accommodation and the local context.</p> <p>5.11. It recommends that "to qualify as usable private space it will need to allow for</p> <ul style="list-style-type: none"> - at least 2 people to sit out in comfort - a certain measure of privacy. |
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- 5.12. While a family house, acknowledged as being 3 bedrooms or above, will require a larger garden area, smaller properties do not.
- 5.13. Attention is drawn to a recent appeal decision at Murray Road, Horndean, in a nearby PUSH authority, where the Inspector concluded
- The appeal building has a rear garden area and side patio. Although small in area, these provide a private and functional garden space which enables outside seating and provision for domestic requirements, such as a washing line.*
- The landscaped area of the current front garden would be reduced by the introduction of the proposed parking space. However, a significant area of lawn and planting would be kept thus retaining a principally landscaped, attractive open frontage on this corner plot.*
- The areas involved would, to my mind, be appropriate, based on likely occupation of the dwelling by a single person or, at maximum, a couple. I conclude that the layout and garden space proposed would not be harmful to the living conditions of future occupiers of the dwelling. As such, the scheme is not contrary to the amenity requirements of the Framework or Policy CP29 of the CS.*
- 5.14. The Borough Design Guides which precedes this document makes no mention of smaller, non-family, properties or the context of the development.
- 5.15. The proposed dwelling would have a garden of just over 5 metres in length. In the applicant's opinion and having regard to the above appeal decision the proposed garden is more than adequate for the size of property proposed.
- 5.16. The garden backs onto a parking area so no overlooking would result.
- 5.17. As can be seen from the submitted plans and the photograph on the front of this statement there is adequate space at the front of the building to accommodate 2 parking spaces for No 67.
- 5.18. It will be noted that since the earlier refusal a large coniferous hedge which bordered the garden and Middle Park Way has been removed and replaced with a fence. There is therefore the appearance of more room around the property.
- 5.19. Attention is drawn to recent decisions on this estate permitted by the Council which indicate that smaller gardens are acceptable on this estate for non-family accommodation.

A copy of the decision and block plan can be found at Appendix D.

- 5.20. In 2013 planning permission was granted to allow the sub-division of 6 Kitwood Green from a 4-bed dwelling to 2 No. 2-bed dwellings. In that instance the rear gardens had a length of only 6.5 metres. A copy of the decision, delegated report and floor plans are provided at Appendix E.
- 5.21. In 2014 planning permission was granted for a proposed two storey extension to existing building to create a two bedroom dwelling. In that instance the rear gardens had a length of only 7.5 metres. A copy of the decision, delegated report and floor plans are provided at Appendix F.

6. Design and Access

Use

- 6.1. Both the existing and proposed properties would be used for residential purposes.

Amount

- 6.2. The new property would have a similar footprint to the existing house.
- 6.3. The scheme will provide for an additional 2-bed house.

Layout

- 6.4. The proposed houses would be accessed from Bondfields Crescent, with its parking off Middle Park Way.

Scale

- 6.5. The size and scale of the building would be as existing.

Landscaping

- 6.6. Existing boundary treatments would be retained.

Appearance

- 6.7. No. 67 Bondfields Crescent is constructed of brick and a tiled roof.
- 6.8. With the exception of the addition of a front door no external alterations are proposed.

Access

- 6.9. Pedestrian access to the property is unchanged from Bondfields Crescent.
- 6.10. Two on-site parking spaces per dwelling would be provided, those to No 67 at the front of the property, and those to the new dwelling off Middle Park Way.
- 6.11. Secure and dry storage for cycles can be provided in a secure store to the rear of the properties if required.

7. Conclusion

- 7.1. It is considered that the proposed dwelling is acceptable, having regard to the design of the property and the character of the area.
- 7.2. The proposal would provide a much needed unit of accommodation.
- 7.3. As such it is considered that the proposed development would comply with the relevant policies within the Borough Local Plan, its adopted Design Guides and the overarching guidelines within the National Planning Policy Framework.
- 7.4. It is therefore respectfully requested that planning permission be granted for the proposed development.