

13 Wait End Road, Waterlooville, Hampshire, PO7 7DD

Site and surroundings

The site comprises a substantial, modern, two-storey semi-detached dwelling located at the northern end of this cul-de-sac. The dwelling has been significantly extended at two-storey level to such an extent that the floor area is greater than three times the original size (now 316 square metres). Furthermore, there is also a basement under a part of the dwelling and a swimming pool to the west side of the site. To the rear is a large garden and there is also a double garage located at the western end of the driveway. The dwelling is currently empty and in need of upgrading.



Figure 1. The existing dwelling and access from Wait End Road.

The proposal

To split the property vertically to provide three dwellings. Two would have three bedrooms and the third two bedrooms. The floor areas would be 146 and 90 square metres for the three-bedroom units and 80 square metres for the two-bedroom unit.

These overall sizes are above the minimum floor spaces as set out in the nationally described floor space standards. To the rear is a substantial garden and outbuildings that would easily be divided into three private amenity areas. At the front is a hardstanding that would provide a shared access, parking and refuse storage area. Only minimal external alterations are proposed and these would have a positive impact on the external appearance.



Figure 2. The large rear garden area.

Assessment

The present large dwelling is not considered viable in this location, it potentially has six bedrooms. The existing houses, with the exception of the application property are all modest size terraced or semi-detached dwellings. The size of the plot is considerably larger than others in the area. Consequently the application site would split logically into three reasonable size curtilages for the proposed three dwellings, all of which would be a good size and compliant with the nationally described floor space standards.

Amount

As described above the split into three dwellings would provide curtilages consistent with the sizes of others in this area.

Scale

There would be no increase in the overall size of the building on the application site and therefore the scale would remain as existing.

Appearance

The modest changes to the fenestration would not be significant and arguably would improve the overall external appearance. There are already three doors on the front elevation.



Figure 3. The hardstanding and garage.

Residential amenity

Only very modest external changes are proposed. Bedroom accommodation would be retained at first floor level and consequently there would not be any increase in

overlooking compared to the existing situation. Furthermore, car movements would be similar for a very large, potentially six bedroom dwelling, compared to three smaller dwellings.

Access

The existing shared driveway, garage and hardstanding would provide sufficient space for each proposed dwelling to have a single parking space each. It is noted there are also five spaces available on-street nearby within the turning area at the end of the cul-de-sac. There is space for secure cycle storage to be provided within the rear garden outbuildings. The application property is located relatively close to the Waterlooville Town Centre where all essential amenities and community services are available within walking distance..

Planning policy

Policy CS 9 in the council's Core Strategy is about housing and amongst other things encourages a mix of dwelling sizes to be provided within the borough.

Policy CS 16 is about design and seeks to ensure good design is achieved on developments throughout the borough.

Policy CS 17 requires the concentration and distribution of development within urban areas, such as Waterlooville.

Policy DM 13 refers to car and cycle parking in relation to residential development.

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy.

The National Planning Policy Framework (NPPF) has as its core principle a presumption in favour of sustainable development. Furthermore, there are chapters that relate to a wide choice of high quality homes and good design that are relevant to the proposed development.

The proposed development is consistent with the principles contained in the NPPF. It certainly makes good use of this urban land by providing additional dwellings for which there are a need in the borough.

Conclusion

The proposed development would provide good quality new dwellings in the urban area of Waterloooville. There would be no significant negative impact on neighbours' amenity. Local and national planning policies and guidance would adhered to. The present size of the property as a single dwelling is not considered viable in this area which contains smaller dwellings for which there is a demand and need.