

Planning, Energy, Design & Access Statement

3 Queens Road, Waterloooville, Havant, PO7 7SB

Proposed erection of a detached two-bedroomed chalet-style dwelling (Resubmission).



(Source: Bing)

Prepared by Robert Tutton Town Planning Consultants Ltd
on behalf of Mr G. Cook

Introduction

This Statement supports the full planning application for this proposal. In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010, this statement explains the scale, siting and character of the proposal and how it responds to the local environment, in its built and socio/economic contexts. It has regard to key national and local planning policies relating to new dwellings and design. This Statement should be read in conjunction with the other supporting documents.



The approach towards the application site along Queens Road from the southeast

Context



The approach towards the application site along Queens Road from the northwest

This rectangular site of 0.144 hectare lies to the southwest of Queens Road in Waterloooville, a kilometre to the northeast of the town centre and thereby within Havant Borough Council's administrative area.

In the approaches along Queens Road from the southeast and northwest, public views into the application site are blocked by the properties that face northeast towards the Road. Impressions from Queens Road are similarly constrained and the tall trees of Park Wood form a dense sylvan backdrop.

Residents of this locality enjoy safe and access to the services and facilities of Cowplain local centre (6 minutes walk away to the northeast) and Waterloooville town centre (10 minutes walk to the southwest), where a wide range of services and facilities is offered. London Road (just 0.75 minutes walk away to the southeast) forms part of the route followed by three regular bus services (Nos. 8, 37 and 145) that are available to take passengers north to Cowplain and Clanfield or south to Waterloooville then on to Portsmouth city centre via Cosham.



The application site viewed from the northeast on Queens Road

While it is evident that residents of this locality do not *need* to use a private car to enjoy good access to services (ie. this is an accessible, sustainable location), several vehicles can be parked on the forecourt of No.3 Queens Road. Clear views to the northwest and southeast along Queens Road ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. The

provision of secure on-site facilities for bicycle storage would promote the use of that alternative to the private car as a sustainable transport mode for trips under five kilometres, as is recognised at paragraph 32 of the 'National Planning Policy Framework' (NPPF).

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 14 of the NPPF reiterates that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 50 of the NPPF ('Delivering a wide choice of high quality homes') records the Government's view that the planning system should deliver a mix of housing that reflects local demand to support a wide variety of households in all areas that *'...create sustainable, inclusive and mixed communities'*. Paragraph 56 ('Requiring good design') records that *'Government attaches great importance to the design of the built environment.'* and *'Good design is a key aspect of sustainable development'*. Paragraph 60 stipulates that local planning authorities *'...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'* but encourages *'...local distinctiveness.'* Paragraph 63 states that *'In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.'* Paragraph 64 generates a presumption in favour of development of good design that improves the character and quality of an area and the way that it functions.

While the Government's amendments of PPS3 in June 2010 appeared to generate a presumption against 'garden grabbing', Inspector Grace opined in the appeal (APP/P2114/A/10/2134578) at Newport, Isle of Wight, that *'I do not consider arguments based on strategic land supply for the entire island have a significant bearing on this proposal for an individual dwelling'*. In similar vein, Inspector Reid opined in South Croydon (APP/L5240/A/09/2117977) that *'Although private residential gardens are now excluded from the definition of previously-developed land, if they are in relatively sustainable and accessible locations, they are potentially suitable for housing development in policy terms, because they reduce the pressure for development on existing public and private open spaces, Green Belt land and the countryside'*. The National Planning Policy Framework provides for the appropriate development of residential gardens where no harm would be caused to the local area; that vital test is met in this case.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan. The development plan for Havant Borough Council comprises the 'Havant Borough Core Strategy' (2011) and the 'Havant Borough Local Plan (Allocations)' (2014) documents. Map 2 of the Borough Council's 'Local Development Framework Proposals Map Booklet' (2011) identifies this site as being within the area that is suitable for *'Concentration and distribution of development within the urban areas'*. It has no special designations but the adjoining Park Wood is a *'Site of Importance for Nature Conservation (SINC)'*. This site does not lie within a Flood Zone.

Core Strategy Policy CS9 ('Housing') asserts that *'Planning permission will be granted for housing proposals that will...Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026....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....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.' Core Strategy Policy CS16 ('High Quality Design') provides for the grant of planning permission for development that is designed to a high standard, which helps to create places where people want to live, work and relax and *'...does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.'* Core Strategy Policy CS17 ('Concentration of Development within the Urban Areas') indicates that planning permission should be granted for development that *'...makes the most effective use of land in the borough by granting planning permission that..'* concentrates new housing development within the Waterlooville urban area. Local Plan Policy AL1 ('Presumption in Favour of Sustainable Development') states that *'When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)...It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area'* and *'Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.'* Paragraph 5.05 ('Back-to-Back Distance') of the 'Borough Design Guide Supplementary Planning Document' (2011) states that *'In order to maintain a reasonable relationship between new dwellings and neighbouring properties...Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation'* and *'Garden length should normally allow 10 metres between the dwelling and the boundary.'*

With regard to the 'Number and proportion of completions (gross) by dwelling size during 2013/14', Havant Borough Council's Annual Monitoring Report 2014 opined that *'It is considered **important** to monitor the changing size of dwellings, since there is a trend in a reduction of household size...the figures in tables 5.6 and 5.7 show that 28% of completions in the borough during 2013/14 were one and two bedroom dwellings...This is a notable **reduction** compared to previous trends'*. One is bound to concur with the Borough Council's position that it is important to monitor dwelling size but market trend analysis serves no useful purpose unless its findings bear on the determination of individual applications.

This locality is characterised by substantial detached family dwellings in a variety of styles, formats and plot sizes (see aerial photograph on cover page) and, notably, includes dwellings within former rear gardens (eg Nos.10a and 22 Queens Road). Mr Cook's proposal for a two-bedroomed dwelling should be welcomed for the contribution it would make to improve the imbalance that the Borough Council has identified.

Mr Cook's present home at No.3 Queens Road is a detached five-bedroomed chalet-style dwelling that is finished in red brick and light render beneath a hipped/gabled roof of plain red tiles. A substantial gabled garage stands near the northwest boundary, with a summer-house in the southwest corner and two sheds [combined gross internal area (GIA) 11.8m²] near the south corner. The common boundaries with Nos. 1 Queens Road and 207 London Road are defined by a dilapidated timber fence that varies between 1.8 and 2 metres in height. One dwelling on this site of 0.144 hectare represents a net residential density of just 6.9 dwellings per hectare (dph). This sustainable urban land is evidently under-used.



The application site viewed from the rear patio area of Mr Cook's home.

Planning application APP/14/01229 was refused by Havant Borough Council in January 2015 for the erection of a detached two-bedroomed chalet-style dwelling on this site. The Borough Council recorded these two reasons for withholding consent:

'1) The layout and siting of the proposed development would result in trees important in the local landscape and subject to a Tree Preservation Order being located such as to have an excessive and over-bearing impact on amenities otherwise enjoyed by occupiers of the development, thereby putting at undue risk the long term conservation of the trees. It is therefore contrary to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

2) It has not been demonstrated that the proposed development would not have an adverse impact on protected species known to be present in the immediately adjoining woodland. The proposal is therefore contrary to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.'

Trees in the northeast element of Park Wood have since been trimmed back (with the benefit of consent APP/15/00809) in order to address Reason 1 and those along the southeast boundary of the have been removed. Reason 2 was subsequently withdrawn. In that light, it is submitted that the erection of a detached dwelling on this under-used sustainable urban land would accord comply with the development plan, without detriment to the long-term conservation of neighbouring trees.

Attention is drawn to the decision that was made by Inspector Cundale in December 2002 in respect of the appeal by Mr and Mrs Marshall against Poole Borough Council's rejection of their proposal for the erection of two-storey detached house and garage. The Borough Council had rejected the proposal in Broadstone because, amongst other things, *'The development of the site as proposed would result in an overdevelopment of the site, giving rise to the unacceptable loss of important trees on the site which have significant amenity value, in addition due to these constraints, trees and building relationships within the site are likely to be unacceptable, leading to dominance of trees and limited light levels within the garden...As such, this could lead to pressure to prune and fell important trees and protected trees'*. This extract from Inspector Cundale's findings explained the basis of his decision to **allow** the appeal:

"Understandably, the Council is concerned that that this would lead to irresistible pressure by occupiers to fell or prune the protected trees...Those choosing to live in the dwelling would be expected to be aware of the protection afforded to the trees...In my view many potential occupiers would consider that the considerable beauty and other advantages of the mature wooded setting would outweigh the disadvantages, including lower light levels...I am not convinced that the Council would find it difficult to resist applications for tree works that would harm the purpose of the Tree Preservation Order...I see no reason why the Council would not be able to use its powers to prevent excessive works and unjustified harm to the character and appearance of the site or to the public amenity value of this protected group of trees."

Consultation

The opinions of third parties and Officers of Havant Borough Council regarding the previous application at this site are a matter of public record, so no further consultations have been undertaken.

Amount, Layout, Scale & Appearance

In light of the favourable presumption set down in the development plan and the circumstances that prevail, it is proposed that the two sheds be removed (they have a combined GIA of **11.8m²**) and a detached two-bedroomed chalet-style dwelling (with a GIA of **132m²**) be erected to the rear of Mr Cook's present home, to achieve a balance between local character and the site's accessibility advantages.

Respect for the root system of adjacent trees and the privacy of existing and future residents has been accorded priority in the formulation of this proposal, from concept stage.

Compliant with paragraph 5.05 of the Design SPD ('Back-to-Back Distance'), the proposed dwelling would stand 16 metres away from the common boundary with No.205 London Road and 36 metres away from its rear elevation; skylights in the northeast roof plane would have high cills; and the northwest elevation would contain no windows at first-floor level. It is proposed that a timber fence of vertical boards 1.8 metres in height be erected between the existing and proposed dwellings and along the southeast boundary of the site.

In this position and finished in red/brick brick, light timber cladding and dark stone cladding with a gabled roof of artificial slate, it is submitted that the proposed dwelling would make more efficient use of this sustainable site in a manner that accords with the mixed character of its surroundings and would not result in detrimental impact on the character of the area or the amenities of neighbours.

Trees

No trees would be harmed as a result of this proposal.

Access

No.3 would continue to be served by the existing access and parking arrangements.

To provide access to the new dwelling, it is proposed that an entrance be formed near the northeast corner of the application site and a permeable tarmac drive laid parallel to the southeast boundary. In compliance with Table 4 ('Vehicle Parking') of Havant Borough Council's 'Residential Parking and Cycle Provision SPD (2010)', provision is to be afforded for two car parking spaces on a 'Grasscrete' forecourt to the southeast of the proposed dwelling. Secure bicycle accommodation would be achieved by the provision of a timber store (with a GIA of **3.6m²**) near the south corner of the site. Refuse and recycle bins would be stored near the rear elevation of the dwelling and taken to the collection point on the Queens Road frontage on the requisite day.

The view is taken that pedestrian and vehicular traffic associated with an additional two-bedroomed dwelling would not be materially harmful to the amenities of residential neighbours (particularly No.1 Queens Road) or cause danger/inconvenience to users of the public highway. As provision is to be made for level access to the main entrances and a hard-surfaced connection to parking and amenity areas, suitable for access by persons with impaired mobility, the proposal would accord with Part 'M' of the Building Regulations re

'Access to and use of Buildings'. As the site enjoys unhindered access to Queens Road, no difficulties are anticipated with emergency services reaching the house or garden but a domestic sprinkler system could be fitted, if required, to minimise the risk of fire. One is bound to recall that Havant Borough Council's highway engineer Peter Marshall recorded that he had '*No objection*' to the previous proposal.

Ecology

No protected species would be harmed by this proposal.

Landscaping

Although the application site is largely screened from Queens Road, it is proposed that native trees be planted along the southeast boundary of the site and to the east of the proposed dwelling, to soften the appearance of the development yet further.

Energy

In accordance with Core Strategy Policy ('CS14 Efficient Use of Resources'), this proposal incorporates several environment-friendly features to achieve at least a Code-level 3 rating for Sustainable Homes:

- Considered openings will animate internal spaces with ample natural daylight, reducing the demand for artificial lighting.
- A high-efficiency condensing boiler would heat the new house.
- Low-energy fittings will be utilised throughout.
- Permeable surfaces will be laid throughout, to allow percolation through external surfaces to subsoil levels and minimise surface-water discharge.
- Locally-sourced materials will be used.
- A 'heavyweight' construction would produce a building with a high thermal mass and stable internal environments; the building fabric would be 'long-life' and allow flexible use.

Noise

While there would be negligible increase in the likely daytime noise levels from the proposed development and there *may* be occasional vehicles at night, such vehicle movements are unlikely to cause disturbance in neighbour's bedrooms with windows open or closed. The view is held that there would be no significant loss of amenity derived from noise.

Crime & Anti-social behaviour

Since vehicular and pedestrian access to the proposed dwellings could only be achieved via the proposed access and habitable-room windows would afford a high standard of informal supervision, no special measures are considered necessary for the prevention of crime or anti-social behaviour.

Site Waste Management

Top-soil 'scraped-off' following the setting-out of the site is to be retained on the site, for re-use in soft landscaping. Where possible brick, block and concrete will be crushed and retained on-site for reuse as hardcore and timber will be salvaged where possible. Inert waste material would be disposed of to a licensed Hampshire County Council site and any other waste will be segregated into skips and removed by licensed collectors.

Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on a Saturday, with no working on a Sunday or Bank Holiday. All materials and plant would be kept within the curtilage of the application site and trees are to have protective fencing around.

Community Infrastructure Levy

It is understood that Havant Borough Council would apply a Community Infrastructure Levy (CIL) of **£80/m²** in this instance.

Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it would not detract from the existing mixed street-scene; would be in keeping with the mixed character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians, cyclists and vehicular traffic; provides satisfactory cycle and car parking; respects privacy, outlook and sunlight; and the prospect of criminal activity and anti-social behaviour has been taken into account.

Development of this site in the manner proposed would achieve more efficient use of this underused, sustainable site without causing demonstrable harm to the character or appearance of this locality and would play a valued part in the provision of a unit for a modest household within an area dominated by family houses - it would therefore play a part in broadening the choice of housing accommodation available in this northern sector of Havant Borough and provide an acceptable form of development that accords with the development plan; no other material considerations indicate otherwise.

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