

Town and Country Planning Act 1990 Planning and Compulsory Purchase Act 2004

PLANNING DESIGN AND ACCESS STATEMENT

New Four Bedroom House at 28 Beacon Square Emsworth



PLANNING, DESIGN AND ACCESS STATEMENT

- 1.0 Introduction and Legislative Background
- 2.0 Site Description and Context
- 3.0 The Proposal
- 4.0 Amount
- 5.0 Layout
- 6.0 Scale
- 7.0 Landscaping
- 8.0 Appearance
- 9.0 Access.
- 10.0 The Application

1.0 Introduction and Legislative Background

- 1.1 This Planning, Design and Access Statement has been prepared by Nash and Partners Ltd on behalf of Mr & Mrs Trussler the owners and occupiers of 28 Beacon Square in respect of an outline planning application for a new house located in the present front garden.
- 1.2 This follows a previous permission, first granted on appeal in 1986 and renewed periodically. The renewal option was unfortunately withdrawn in 2008 but the resulting constraint on development was eased by the short term introduction of extended permissions in 2009; this failed to rollover for 2013 and thus a full applications is now required.
- 1.3 In accordance with the requirement to formally state how design and access issues have been considered (under section 62 of the Planning Compulsory Purchase Act 2004), this document addresses the design principles and concepts that have been applied to the development in relation to the quantum of space, layout, scale, landscaping and appearance in relation to the site's context. It also addresses how specific access issues have been addressed and why the main access points have been chosen.

2.0 Site Description and Context

- 2.1 The site comprises the front garden of 28 Beacon Square Emsworth, a detached house in a square of similar scale houses to that intended, within a suburban area just to the West of Emsworth town centre and backing onto the Harbour.



- 2.2 A number of the properties in the square have substantial gardens, some of which had been developed when this permission was first given in 1987.
- 2.3 The proposal to develop in the front garden rather than the rear was influenced by a sewer crossing the site immediately to the rear of the existing house and a presumption against further development to the South of the existing buildings given the harbour frontage.
- 2.4 The proposal is believed to still be compliant with planning policy. Since the original permission, there has been relaxation of some aspects, in particular parking requirements. These changes have not necessarily been of benefit where inadequate parking has caused difficulty and 'garden grabbing' for inappropriate development has changed the local demographic causing conflicts. This proposal does not seek either of those aspects.

3.0 The proposal.

- 3.1 28 Beacon Square occupies one of the remaining larger plots on the Square. The existing accommodation favours the South side, having views over the Harbour, with windows to the front being secondary or serving only ancillary accommodation.



- 3.2 The application is for outline consent and has thus not been designed, however the drawing includes a site layout indicating that a four bedroomed house could be positioned to avoid overlooking issues at reasonable distances.
- 3.3 The layout also indicates that there would remain sufficient space for each house for a garage with parking and turning.

4.0 Amount.

- 4.1 The application is for a single four bedroomed house.
- 4.2 The existing house is set in a 3500 sq.m. site of which 2650 sq.m, will be retained.
- 4.3 The New House will be set in an 850 sq.m. plot, this is larger than others in the square apart from No's 20a to 30.

5.0 Layout.

- 5.1 The site layout shown is conjecture, it does not indicate the intent for the development, but illustrates a practicable layout.

6.0 Scale.

- 6.1 The proposal is for a four bedroom two storey house, i.e. similar to many of the exiting surrounding houses.

7.0 Landscaping.

- 7.1 The existing hard and soft landscaping of the site is to be retained, with the addition of a fence and hedge dividing the two houses other than at the common access.

8.0 Appearance.

- 8.1 The application is for outline permission, thus the appearance of the buildings has not been considered.

9. Access.

- 9.1 The immediate access into the site from Beacon Square will be widened to also serve the new house.
- 9.2 The site is large enough to accommodate changes in surface to provide level access to the ground floor when set at a suitable flood resilient level.
- 9.3 The site is located with easy access to the centre of Emsworth, with shopping facilities, main-line rail and bus services.

10. Application Requirements

- 10.1 There is not a requirement for a Design and Access Statement, but a Planning, Design and Access Statement is included, limited by the Outline Status.
- 10.2 There is not requirement for an Environment Impact Assessment, Affordable Housing Statement or Air Quality Assessment
- 10.3 A Biodiversity Checklist and Statement is included
- 10.4 The New Plot is located in Flood Zone 1 and less than 1 Hectare, however Flood Zones 2 and 3 are close by in the rear gardens where the land falls to the harbour, plus there is a section of Warblington road affected. The immediate locality would not be a dry island, but approximately 1 square kilometre of primarily housing does potentially have access affected by flooding in Havant Road.

Levels taken on and near the site indicate that the Ground Floor of the existing house is set at 4.38 metres, i.e. lower than the projected 1 in 200 year flood level of 4.6 metres. The site continues to rise past the house to the road, such that the new house could be located at a floor level of 4.7 metres when set at or about local ground level; it should thus be acceptable with basic flood resilience measures.

- 10.5 Both foul and surface water sewers are provided in a ring around Beacon Square, with surface water discharge to the harbour; the new house would connect to these, separately from the existing house, which connects to the sewer at the rear. With rising sea levels and the nature of the soil, percolation cannot be entirely relied upon to take all discharge. The New house will drain to the surface water sewer sustainably by taking overflow from a permeable system; e.g. shallow cellular soakaway requiring minimal maintenance.
- 10.6 There is no requirement for a contamination assessment.

- 10.7 No Landscape Impact assessment is included as the site is an existing well-manicured domestic garden with only minor open shrub planting; there is a substantial front boundary clipped hedge to be retained.
- 10.8 Lighting, Marketing and Noise Impact assessments are not appropriate.
- 10.9 Parking Provision is relevant; the illustration drawing shows that parking and turning space is available to serve both resulting dwellings.
- 10.10 Community Infrastructure Levy forms do not apply to outline applications.
- 10.11 The proposal is outline only, thus the dwelling has not been designed; a new home would however have to comply with the Building Regulations requirements which are currently at level 4 of the Code for sustainable homes.