



Planning Statement

60-62 Hazleton Way
Waterlooville
PO8 9BT

1. Introduction

- 1.1. This statement has been prepared to support the following proposal:

3 No 1-bed flats and 1 No. 2 bed flat to rear of 60-62 Hazleton Way, Waterloooville
- 1.2. The application is submitted by The Town Planning Experts who act as planning consultants for this scheme

2.0. Planning History

62 Hazleton Way

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| <p>2.1. 07-53984/5 - Relief of Condition 8 of Planning Permission 03/53984/002 to permit opening on Sundays and Bank Holidays. Refused 2007</p> <p>2.2. 05/53984/4 - Construction of two bedroom self contained house, to rear of shop. Refused 2005 for the following reasons:</p> <p>1) The proposed residential development by virtue of its siting, design and window positions adjacent to a Public House and to the rear of an A5 takeaway, is considered an incompatible use likely to give rise to noise and disturbance to any future occupiers, to the detriment of their living conditions. Such unneighbourly developments are contrary to policies PC2 and D1 (D4) of the Havant Borough District Wide Local Plan 1996-2011.</p> <p>2) On the basis of the information submitted, it has not been demonstrated that vehicular access is available to the adopted highway, and a parking scheme to current County Standards for the site as a whole (i.e. shop, existing flat above and proposed development) has not been provided. As a result it has not been demonstrated that the proposed development could be undertaken in a satisfactory manner without detriment to highway safety. Accordingly the proposal is contrary to policies D1 (D4), T7 (T14) and T9 (T17) of the Havant Borough District Wide Local Plan 1996-2011.</p> | <p>3) The proposed design and external appearance of the building is unsuitable for the area because a two-storey flat roof extension is considered to be a retrograde design step that will be visually detrimental to the amenity of the area. The proposal is therefore contrary to policies UB3 of the Hampshire County Structure Plan 1996-2011 (Review) D1 (D4) of the Havant Borough District Wide Local Plan 1996-2011.</p> <p>2.3. 04/53984/3 - Relief of Condition 8 of Planning Permission 03/53984/002 to permit opening on Bank Holidays. Refused 2004</p> <p>2.4. 03/53984/2 - Change of use from A1 (Retail) to A3 (Hot food take away) and construction of replacement single storey rear extension. Permission 2004</p> <p>64-66 Hazleton Way</p> <p>2.5. APP/11/01445 - Change of use of ground floor from public house to day nursery and installation of new front entrance doors and partial infill of rear shutter opening with 2No. single leaf doors, window and brickwork infill. Permission 2011.</p> |
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3. Site Context

- 3.1. 60-62 Hazleton Way consist of a pair of shops at the end of a parade of shops on the south-east side of the road.
- 3.2. There is a car parking bay to the front of the shops and a communal parking and garage court to the rear accessed between Nos 50 and 52 Hazleton Way.
- 3.3. The premises are two storey in height, albeit the shop units are higher than a normal single-storey premises, with retail premises on the ground floor and 6 flats above.
- 3.4. The premises appear to date from the 1950s and are of red brick under a tiled roof.
- 3.5. To the rear are yards to the shops with staircases serving the flats above. The yards are generally unused.
- 3.6. Hazleton Way lies in a predominately residential area. Immediately to the north-east of 62 Hazleton Way is the former Crows nest public house, now a day nursery.
- 3.7. Hazleton Way is a main spine road to this estate and runs between Paddenell Road and the A3 Portsmouth Road.
- 3.8. The property lies to the north-east of Cowplain village centre and approximately 1 km north-east of Waterlooville 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:

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.

- 4.4. The Framework sets out 12 core principles including that the planning system should
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Housing

- 4.5. Section 6 relates to the Governments aspirations for new housing development.

- 4.6. Paragraph 49 states:

Housing applications should be considered in the context of the presumption in favour of sustainable development.

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.*

5. Development Principles

- 5.1. The application seeks to erect 3No. 1-bed flats and 1 No. 2-bed flat within the unused yards to the rear of 60-62 Hazleton Way.
- 5.2. Permission was granted for a single storey extension in 2004 to the rear of 62 Hazleton Way as part of the proposals to convert the property to an A3 use. By virtue of the change of use having taken place the permission for the extension is still extant. Paragraph 2.4 above refers.
- 5.3. In 2005 planning permission was refused for a 2-storey house to the rear of 62 Hazleton Way. Paragraph 2.2 above refers.
- 5.4. There were three reasons for refusal which are summarised as follows
- potential nuisance from adjoining uses;
 - inadequate information regarding parking; and
 - design.
- 5.5. It is noted that there was no objection in principle to development on this site.
- 5.6. The various concerns will be addressed in turn.
- The Proposal
- 5.7. The site lies within the built-up area of WaterlooVille where national and local policies indicate development will be permitted subject to the normal considerations.
- 5.8. The intention is to erect 4No 1-bed flats either side of the existing staircase serving the flats over the shops.
- 5.9. The accommodation for the 1-bed flats consists of a lounge diner, with kitchenette and a bedroom with bathroom. The 2-bed flat has a similar arrangement but takes part of the existing accommodation to accommodate the second bedroom.
- 5.10. The ground floor flats would enjoy a small yard private amenity area, while the upper flats have a Juliette balcony.
- 5.11. There would be provision for cycle and bin storage.

Potential Nuisance

- 5.12. Since the earlier applications the adjacent Crow's Nest public house has closed removing one, and arguably the major, potential source of nuisance. It has been replaced by a children's nursery where activity will be confined to 8 am to 6 pm Monday to Fridays.
- 5.13. The shops within the parade consist of The Cowplain Fish and Chip Shop (A4), Denners Tack Shop (A1), Diverse hair dresser's (A1), Premier Stores (A1) and Singapore Island take-away (A4).
- 5.14. The Cowplain Chip shop at 62 Hazleton Way is directly in front of the proposed flats. Its opening hours are: Monday to Saturday 12 pm to 10 pm, Sunday closed.
- 5.15. The extraction flue exists the side of the building and will be higher than the proposed flats such that any odours will be dispersed.
- 5.16. The Tack Shop and hairdressers keep normal trading hours. The convenience store opens 6 am to 9pm and the Take-away Monday to Saturday 5 pm to 10:30 pm, Sunday closed.
- 5.17. Given the closure of the adjoining public house and the restricted opening hours of the chip shop there should be no undue nuisance to occupiers of the proposed flats.

Parking

- 5.17. There is a parking bay immediately in front of the shops, which can accommodate up to 16 vehicles.
- 5.18. Although there are double yellow lines directly opposite the parking bay most of Hazleton Way has unrestricted parking.
- 5.19. To the rear of the shops there is a parking court consisting of 12 spaces and 6 garages. Two of the garages are in the control of the applicant.
- 5.20. A parking survey was undertaken on 2 November 2015 – the results are at Appendix A, but indicate that throughout the day there are off-street parking spaces available..
- 5.21. The proposed flats are in a relatively sustainable location. As well as the shops immediately adjacent Cowplain village centre is only a quarter of an hour's walk away with a wider range of shops and services.
- 5.22. There are regular bus services on Hazleton Way giving easy access to Waterlooville, Havant. Portsmouth and Petersfield.

- 5.24. The No.37 runs an hourly service in each direction between Petersfield and Havant, while the No.700 also stops on a Wednesday.
- 5.25. More frequent bus services are available in London Road a few minutes walk away.

Design

- 5.26. The earlier scheme consisted of a flat roof structure. This proposal seeks to add a pitched roof, more in keeping with the area, and designed to slope away from the rear of Nos 60-62 Hazleton Way to avoid any loss of light or outlook.
- 5.27. The flats would be of red brick to match the existing buildings.
- 5.28. Windows would predominantly face the rear with secondary windows to the side. They are designed to reflect those on the main building.

6.0. Design Appraisal

6.1 Use

6.2. The proposal seeks to erect 4 flats, either side of an existing staircase.

6.3. The site is within a predominantly residential area, behind an existing parade of shops.

6.4. Amount

6.5. The proposal seeks to erect 4 new flats, consisting of 3No. 1 bed flats, and 1 No. 2 bed flat.

6.6. Layout

6.7. Access to the flats would be from the rear of the premises, with access to the ground floor flats via the courtyards, and the upper flats from the staircase.

6.8. Scale

6.9. The new properties are designed to be of a similar scale and design to the existing property.

6.10. Landscaping

6.11. New 1.8 metre fencing would be provided to the courtyards to replace that existing.

7.0. Access Appraisal

7.1. Access would be via the car park to the rear of the shops. There is access to this area either end of the shops.

7.2. The first floor flats would have access off the existing staircase.

7.3. Private amenity space is available to the rear of both ground floor flats, together with bin storage and secure cycle storage..

7.4. Given the location of the premises the properties are considered highly sustainable being adjacent to the existing shops and only a few minutes walk from the local shops in London Road. There are also hourly bus services along Hazleton Way and London Road giving easy access to Waterlooville, Havant, Portsmouth and Petersfield.

8.0. Conclusion

- 8.1. It is considered that the proposed development to provide four flats would comply with local and national policies.
- 8.2. It is considered that with the closure of the adjacent public house there is no significant nuisance from the remaining commercial premises. There is also adequate facility for off-street parking, and the design reflects the existing building and is in keeping with the area.
- 8.2. In the context of local guidelines and policies, and having regard to the character of the area it is respectfully requested that planning permission be granted for the proposed development.

APPENDIX A

Parking Survey: 2 November 2015 – weather dry and clear

Hazleton Way (100 m either direction)

08:30	0 vehicles
12:30	2 vehicles
16:30	2 vehicles
19:00	0 vehicles
19:30	0 vehicles
20:00	0 vehicles
20:30	1 vehicle
21:00	0 vehicles

Lay-by (16 spaces)

08:30	6 vehicles
12:30	11 vehicles
16:30	9 vehicles
19:00	5 vehicles
19:30	4 vehicles
20:00	5 vehicles
20:30	5 vehicles
21:00	5 vehicles

Garage Courtyard (12 spaces)

08:30	6 vehicles
12:30	8 vehicles
16:30	9 vehicles
19:00	7 vehicles
19:30	8 vehicles
20:00	8 vehicles
20:30	7 vehicles
21:00	8 vehicles