

The logo for 'pure town planning' features the word 'pure' in a white, lowercase, sans-serif font, positioned above the words 'town planning' which are in a smaller, white, lowercase, sans-serif font. The entire logo is set against a solid dark blue rectangular background.

town planning

Design & Access Statement

Incorporating Planning Statement and
Sustainability Statement

70 Jubilee Road
Waterlooville
Hampshire
PO7 7RE

A solid dark blue vertical bar is positioned to the left of the text block.

Full planning application for the
sub-division of the existing
dwelling into no.2 dwellings,
including rear and side
extensions, and the erection of
no.1 detached dwelling with
associated access and parking to
the rear

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1 Introduction

Document type:

Design and Access Statement, Planning and Sustainability Statements (required by Local List)

Site Address:

70 Jubilee Road, Waterlooville, Hampshire, P07 7RE

Proposal:

Full planning application for the sub-division of the existing dwelling into no.2 dwellinghouses, including extensions, and the erection of no.1 detached dwelling with associated access and parking to the rear

Location:



Application type(s):

Full planning permission

Client:

Mr M. Forfar

Architect:

BH Architecture Ltd



Author:

Mr C. Miell, BA(Hons), MPlan

2 Background

The site

Site area

0.12 ha

Topography

Generally level

Use

Residential dwelling (Use Class C3)

Amount

Density is currently of 9 Dwellings Per Hectare (DPH).

Built form

Semi-detached two storey dwellinghouse, with historic two storey side extension, set to the front of a large rectangular plot. Property appears to date from the late C19 - early C20 and has a gable roof form, with a brick exterior.

Landscape

Well landscaped side and rear gardens. Area of hardstanding along to the front of the property, which provides access to the integral garage. Various trees and boundary hedging surround the site on all sides. It is noted that the oak tree in the rear garden is protected by Tree Preservation Order dating from 2014.

Access

Access onto Jubilee Road to the south.



Proposed Location Plan



Existing dwellinghouse



Existing streetscene

The Surroundings

Character Overview

Urban area with mixed development form.

Use

Predominately C3 residential but with range of commercial uses to the south accessed from Aston Road. Residential use comprises a mix of semi-detached/detached houses and chalet bungalows with several examples of modern infill properties nearby.

Amount

Varied densities within the residential area depending on the building form. The densities of development is typically 25 – 35 DPH.

Layout

Strong pattern of linear development. Dwellings have a strong frontage on the street-scene. Several cul-de-sacs come off the main streets.

Scale

A mix two storey terraced and semi-detached dwellings and chalet bungalows. Commercial units to the south are two and three storey.

Appearance

Predominately later C19 and early C20 architecture, with some modern infill development.

Landscape

Soft landscaping within the street-scene is limited. Front boundary treatments are typically timber fencing, hedging and low brick walls. Rear gardens are typically laid to lawn, with several properties having side vehicles accesses to provide access to rear garages/outbuildings.



Planning Policy

The Development Plan

Havant Borough Core Strategy (adopted March 2011)

CS9: Housing – Planning permission will be granted for housing developments that 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. Also, development should 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.

CS13: Green Infrastructure – Development proposals should maintain and enhance, where appropriate, existing green infrastructure.

CS14: Efficient Use of Resources – New residential development should meet the criteria of Level 3 of the Code for Sustainable Homes, unless proven to be financially or technically unviable – See *Sustainability Statement*.

CS16: High Quality Design – 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. In addition development should respond to the character of the area and not be detrimental to neighbouring amenity or local landscape features.

CS17: Concentration and Distribution of Development within the Urban Areas –

Development should make the most effective use of land in the Borough, with a priority on redeveloping existing brownfield sites. Housing developments should also be primarily delivered in the 5 existing urban areas identified by the plan.

CS21: Developer Requirements –

Development will be permitted if on-site and/or off-site infrastructure requirements are met – *This application is supported by the relevant CIL forms and the developer agrees in principle to pay the required planning obligations.*

Supplementary Planning Documents

- Borough Design Guide SPD (Adopted December 2011)
- Housing SPD (Adopted July 2011)
- Residential Parking and Cycle Provision SPD (Adopted March 2010)

National Planning Policy

The National Planning Policy Framework

Places particular emphasis on good design which should be sought without stifling innovation, originality or initiative.

It also places emphasis on the intention to significantly increase the supply of housing with a presumption in favour of sustainable development, especially on brownfield sites.

Planning History

Pre-application Advice

Prior to submitting this application pre-application discussions were entered into with the Council (Ref: GEN/13/01025) by the previous owner of the site. The discussions with the case officer (Mrs D Haywood) lasted several months, with various options concerning the redevelopment of the site being discussed, see below:

- Demolish existing property and erection no.5 dwellings – Considered to represent overdevelopment of the site that failed to respect the local character of the area
- Erect a semi-detached additional dwelling to the east of the existing property – Considered harmful to the amenity of the occupiers of 68 Jubilee Road
- Erect no.2 dwellings to the rear – Whilst this

scheme was being discussed HBC put a TPO on the Oak tree to the rear. As such the dwellings had to be moved further into the site and were then considered to be unacceptable due to minimum separation distances and a poor outlook to the rear for occupiers caused by overshadowing from the crown of the TPO oak.

However, the case officer did advise in a letter dated 02.06.14 backland development could be acceptable stating *"it may be possible to accommodate one dwelling to the rear however it would be necessary to demonstrate that there was no adverse impact on the mature oak tree by way of an Arboricultural Impact Assessment"*. It was also stated that a landscape buffer would need to be included along the access to reduce the levels of noise and disturbance to No.68.



Planning History

Site History

A search of the Council's electronic planning records indicates there is no planning history at the site.

The site dates from the late C19 to early C20 period. It remains largely unaltered from its original form. However, it has historically been extended to the west by a two storey side extension, which currently provides an integral garage with store above, and to the rear with a single storey structure.

Relevant Planning History

Backland development and plot severance is common within the surrounding area. The immediate property to the west of the application site was historically spilt into two dwellings, now known as 72 and 74 Jubilee Road, respectively. There is a modern backland development to the rear of No.76 Jubilee Road.

This demonstrates that the application site is in an area of transition where land is being used more efficiently and backland developments are becoming common. This is a material planning consideration and should be taken into consideration by the Council in the determination of this application.

Backland
development
to the rear of
No.76

Historic plot split
at No.72/74



3 Design Response

Use

The proposed use of the site is to continue as C3 residential – this is appropriate given the existing residential use and the residential surroundings.

Amount

The proposed development will deliver an additional two units on the site. The existing dwelling will be extended to the rear and side and converted into two, three bedroom semi-detached properties. The existing two storey side extension will be converted into habitable accommodation and assimilated into the development. A four bedroom detached chalet bungalow will be erected to the rear of the site.

The amount of development has been driven by the following considerations: the need to respect the character of the surroundings and neighbouring amenity; the need to safeguard the TPO oak; the need to create a viable scheme; the need to make best use of urban land and the need to provide an appropriate level of car parking.

The development will have a density of 27 DPH, which is on a par with the surrounding development and other plot splits that have been approved by the Council. Again in terms of site coverage the proposed development is consistent with other building to plot relationships in the locality.



Proposed Site Plan

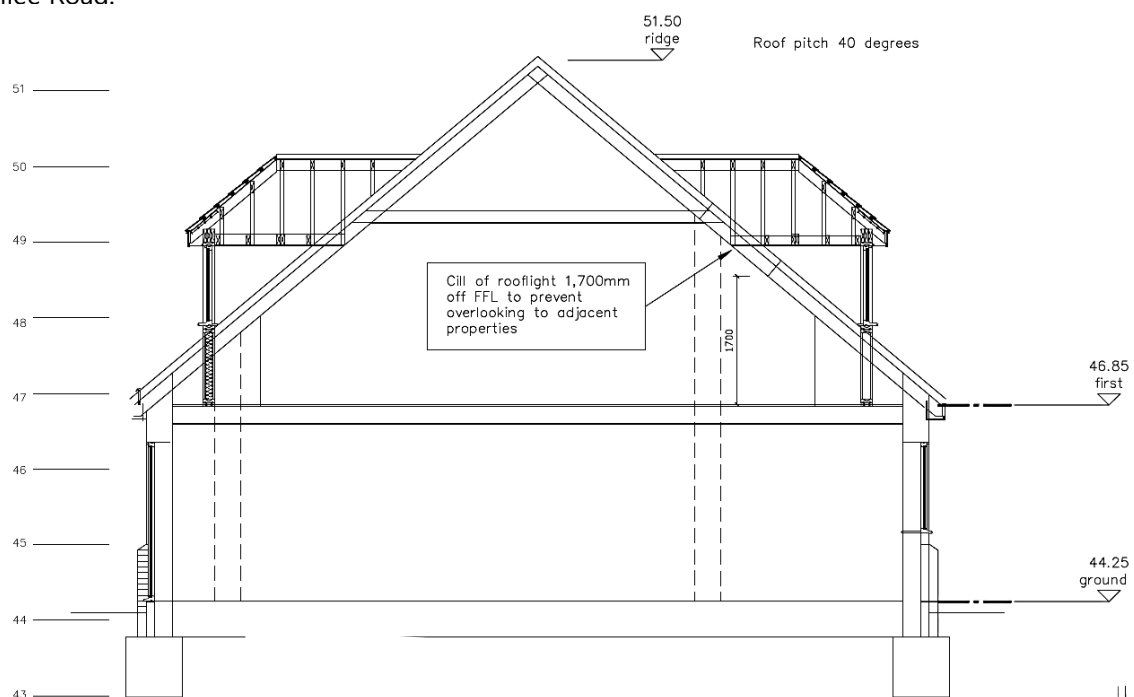
3 Design Response

Layout

The proposed properties have been designed to match the established pattern of development found along Jubilee Road. The dwellings to the front of the plot will continue to address the road frontage in a positive manner, with the proposed extensions being designed in a subservient manner. Whilst the detached chalet bungalow to the rear has a similar layout to other approved backland developments in the locality.

As well as the pattern of development in the locality, other factors which have informed the layout are; the requirement to provide an appropriate level of amenity space for the new dwellings, the need to safeguard the protected tree on the site, the need to avoid harm to the amenities of neighbouring residents and a safe arrangement for access, turning and parking for each dwelling from their respective access off Jubilee Road.

The layout of the rear property takes into consideration neighbouring amenity and proposes the installation of high level velux windows to the front bedrooms, which will be set a minimum of 1.7m above the finished floor level, therefore not providing views into the neighbouring properties to the south. Whilst it is acknowledged that the velux to bedroom 4 will be within 20m of the rear windows of 72/74 Jubilee (distance = 19.3m), the high level window described above is considered to allay any amenity concerns. In terms of the rear layout of the bungalow, the proposed dormer window closest to the TPO oak will serve the bathroom, which is a room that a requires limited outlook. The other dormer windows will have adequate levels of outlook and will not be overshadowed by the tree canopy. As such there will not be any future pressure to fell or reduce the tree.



Proposed Section - 1.7m Velux Windows

Scale

The scale of the proposed chalet bungalow and the extensions to the existing dwelling relate to the scale of the existing dwelling and the built form of the nearby properties in the locality. The conversion of the existing property and the erection of only modest, subservient extensions will result in the development sitting well within streetscene. The scale of the chalet bungalow will respect the scale of the frontage properties to the south and will be similar to other backland developments in the area.

As can be seen from the accompanying floor plans and elevations, the scale of development proposed has been carefully balanced to create an attractive scheme which continues the character and pattern of development and makes the best use of this site, whilst not representing an overdevelopment of the site, nor creating an overbearing impact on neighbouring properties, thus maintaining the amenities of neighbouring residents.



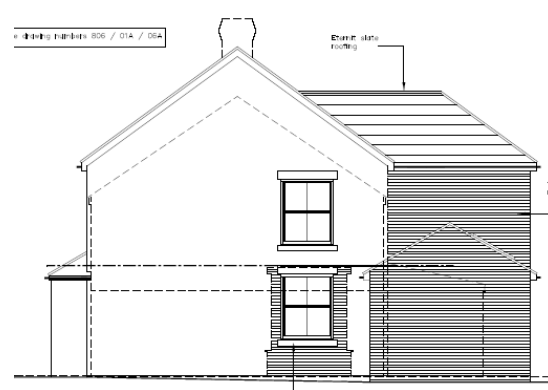
Existing SW Elevation



Existing SE Elevation



Proposed SW Elevation



Proposed SE Elevation

Appearance

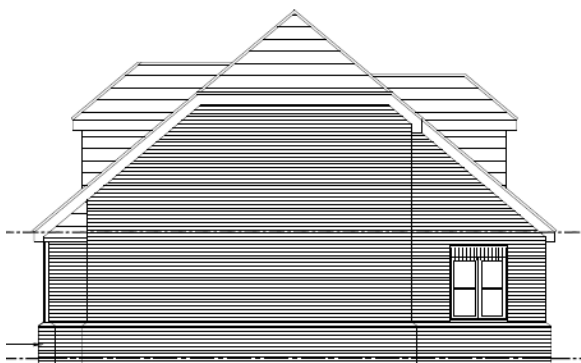
As discovered in the contextual appraisal, the architectural character is mixed but generally traditional, with a variety of roof forms and architectural styles being present within the streetscene of Jubilee Road. Therefore the traditional architectural styles proposed for the extensions and the chalet bungalow will not cause harm to the character and appearance of the area. As such, the proposed design of development will help the development to seamlessly fit into the existing streetscene of Jubilee Road.



Proposed NE (Rear) Elevation



Proposed SW (Front) Elevation



Proposed SE Elevation



Proposed NW Elevation

Landscaping

The proposal has been designed to work with the existing soft landscaping and trees on site and incorporates existing landscape features of merit into the development where possible. An Arboricultural Impact Appraisal and Method Statement has been prepared by the Johnston Tree Consultancy and this report accompanies this application and addresses how the new dwellings can be comfortably accommodated on the site without detrimentally impacting on the TPO oak tree.

Along part of the eastern boundary a 1.8m high acoustic fence will be installed to safeguard the amenity of the occupiers of No.68 Jubilee Road. Whilst the proposed hardstanding will be permeable and low noise generating when in use i.e. it will not be gravel.

Access

Vehicle access to the development will be taken from the southern boundary of the site off Jubilee Road, with suitable visibility splays being constructed to improve highway safety. The development will provide 7 allocated car spaces (3 per four bed unit and 2 per three bed unit). 3 of the spaces would be provided to the front of the development, whilst 4 would be provided to the rear. A cycle store would be provided within the rear gardens of the three bed units, whilst cycles associated with the other property could be stored in the garage. This accords with both local and national parking guidelines and maintains highway safety.

The site lies in a relatively sustainable location, which is well served by public transport and local amenities.



Tree Protection Plan

Sustainability Statement

A sustainability statement is required by the Local List to address Core Strategy policy CS14.

The criteria of **CS14** are addressed as follows:

1. Development must provide adequate land or funding for waste management infrastructure;

The layout of the development will facilitate the storage and collection of waste bin and recycling containers. On collection days all bins and/or containers will taken to the front of the property for safe collection.

2. Development should contribute to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area;

The roofs will provide roof planes with suitable orientation for photovoltaic panels and solar panels.

3. On completion, unless proven to be financially or technically unviable, new residential development should meet Level 3 of the Code for Sustainable Homes; and particular attention should be paid to water efficiency measure;

Code for Sustainable Homes:

It is considered financially and technically unviable to retro fit the existing dwelling, which is over 100 years old, with measures to bring it up to Level 3 of the Code for Sustainable Homes.

Notwithstanding the above, the following measures can be incorporated into the new detached chalet bungalow and are likely to result in the proposal meeting at least Code level 3:

- Providing high efficiency gas fired condensing boilers (min 90% efficiency).

- An alternative heating arrangement/ combination using ground or air source heat pump technology.
- High level of insulation to building envelope.
- Use of grey water systems to reduce clean water consumption.
- Control technology to both heating and ventilation systems.
- Enhanced double glazing.
- Enhanced construction detailing and construction to reduce air leakage.
- Energy efficient lighting and appliances.
- Use solar technology to provide hot water (solar panel) and electricity (photovoltaic).

All of the above will be subject to the advice of a Code for Sustainable Homes Assessor and recommendations for this scheme.

Water Efficiency:

The design will provide for rainwater run-off from roof and permeable hardstanding areas to discharge into soakaways and the possible use of a grey water system. Furthermore, the development will be designed to use no more than approximately 125 litres of water per person per day. This could be achieved by fitting a number of items such as:

- 6/4 Dual Flush WC.
- Flow Reducing/Aerating taps throughout.
- 6-9 litres per minute shower
- a smaller, shaped bath – still long enough to lie down in, but less water required to fill it to a level consistent with personal comfort.
- 18ltr maximum volume dishwasher.
- 60ltr maximum volume washing machine.

4 Planning case

Development Plan

Policy CS9

The site is situated in a sustainable location close to public transport and local amenities. The development would respect the character of the area and would provide a mix of dwelling sizes to meet local housing need.

Policy CS13

The Arboricultural Impact Appraisal and Method Statement demonstrates that the green infrastructure on the site will be retained as part of the development, where possible.

Policy CS14

The Sustainability Statement submitted as part of this application demonstrates the development would comply with this policy.

Policy CS16

These various matters set out in this policy have been dealt with in the previous section and it is concluded that the proposed development will fit in well with the adjoining buildings and the surrounding area in all respects including siting, scale, massing, height, design details, materials and appearance. It is considered that the proposal would enhance the character of the area and would not be detrimental to neighbouring amenity.

Policy CS17

The proposed development is considered to make the most effective use of site and will contribute to the Borough's housing need.

Policy CS21

The application is supported by the relevant CIL forms.

There would appear to be no other Development Plan policies directly applicable to this proposal. It is therefore considered that the proposal complies with the Development Plan.

Material Considerations

There are no material considerations which would count against the proposal.

Conclusion

As the proposal complies with the Development Plan and there are no material considerations which indicate that it should be determined otherwise, the proposal ought to be approved.