



PLANNING STATEMENT

on behalf of

Wilson House Ltd

**Erection of 1 no. four bedroom detached dwelling and detached car port;
widening of existing access**



71 Stakes Hill Road, Waterlooville PO7 7BH

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1.0 INTRODUCTION

- 1.1 This application proposes the erection of 1 no. four bedroom detached dwelling, detached car port and widening of the existing access at the site. The application is submitted on behalf of the applicant and prospective purchaser of the site, Wilson House Ltd.

- 1.2 This planning application seeks to make a more efficient use of part of the site, which until now has comprised a little used garden area to the existing property.

- 1.3 The principle of a new dwelling within the grounds of No. 71, a grade II listed property, should be acceptable to the Local Planning Authority as the site is situated within the urban area. The plot identified has a subsidiary role and there is sufficient private amenity space left for No. 71 to preserve its setting.

- 1.4 In terms of housing land supply, the proposed development would represent a windfall site and would make a contribution, albeit a small one, to the Council's five-year housing supply figures. The development would also add to the stock of family housing available in the locality.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The application site is edged in red on the location plan submitted with this planning application. It lies on the western side of Stakes Hill Road in the built-up area of Waterlooville. The site adjoins land at No. 71 Stakes Hill Road, a grade II listed building, and lies within a large garden to this property.
- 2.2 Further to the north lies No. 71b, this was erected in the 1990's between No. 71 and No. 71a Stakes Hill Road. Prior to its approval that site was part of a large garden to No. 71, the listed building.
- 2.4 The site is situated within the built up area as defined in the Havant Borough Local Plan (Allocations), which was adopted on 23rd July 2014. As such, the principle of development is considered acceptable subject to the usual development control criteria.



Figure 1: Application site edged red, to the south of existing property at No. 71

3.0 PLANNING HISTORY

- 3.1 I have listed below the most recent planning permissions relating to No. 71 Stakes Hill Road at the time of submission. These applications are all listed on the Council's Public Access system.
- 3.2 93/51823/003 Erection of a four bedroom dwelling house and change of use of a grass verge to private garden – Permission granted
- 3.3 93/51823/004 Listed Building Application to build 4 bedroom dwelling house and change of use of grass verge to private garden – Consent granted
- 3.4 95/51823/006 Erection of two storey dwelling and detached single garage – Permission granted
- 3.5 04/51823/007 Application to crown raise to 2.5 metres 2 Monterey Cypress within Group 1 of TPO 1781 – Consent granted
- 3.6 04/51823/008 Part retrospective fencing within grounds of building (not boundary fencing), pathways created, patio re-laid and raised beds near greenhouse. – Permission granted
- 3.7 07/51823/009 Remodelling of single storey extension to include the replacement of windows in south elevation with French door. Rendering of external walls and the addition of a new chimney and fireplace – Permission granted
- 3.8 07/51823/010 Listed building consent for remodelling of single storey extension to include the replacement of windows in south elevation with French doors. Rendering of external walls and the addition of a new chimney and fireplace – Consent granted
- 3.9 07/51823/011 Listed Building Consent for replacement windows to west and north elevations – Consent granted

4.0 PLANNING POLICY

4.1 The National Planning Policy Framework was published on 27th March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. At the local level, the Havant Borough Core Strategy sets out how the Council believes the borough should develop up to 2026. The Core Strategy contains strategic policies and some detailed development management policies against which individual planning applications will be assessed.

4.2 The Local Plan (Allocations) identifies sites for specific uses including, housing, employment, retail, recreation and green infrastructure up to 2026. Only development which conforms to the distribution strategy of the adopted Core Strategy is considered in the Allocations Plan. The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy). This document plans for the delivery of the Borough's vision for growth and prosperity up to 2026, which is set out in the Havant Borough Local Plan (Core Strategy).

Havant Borough Core Strategy (March 2011)

4.3 Policy CS9 relates to housing. It states that planning permission will be granted for housing proposals that will, among other things:

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026;
2. 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
3. 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.

4.4 This application proposes a single dwelling which would constitute a windfall site within the urban area.

4.5 Policy CS11 relates to protecting and enhancing the special environment and heritage of Havant Borough. None of the habitats within the site is considered to be of particular ecological value although the boundary vegetation is contiguous with Stakes Coppice Remnant Site of Importance for Nature Conservation (SINC), a small and isolated area of semi-natural woodland.

- 4.6 The site is also within 5.6km of the Solent Special Protection Area and so a financial contribution will need to be paid to the Council to mitigate against the effects of recreational disturbance on the Solent Special Protection Area.

- 4.7 Policy CS14 relates to efficient use of resources and requires the proposed development to achieve on completion Level 3 of the Code for Sustainable Homes.

- 4.8 Policy CS16 relates to high quality design and encourages all development to demonstrate that its design has addressed the components of the policy.

- 4.9 Policy 4.9 relates to concentration and distribution of development within the urban area. It encourages new development that makes the most effective use of land in the borough, for housing, within Waterlooville.

- 4.10 Policy CS21 relates to developer requirements and the proposed development would be required to contribute towards the Solent Disturbance Mitigation Project and the Council's Community Infrastructure Levy. The applicant would make a payment towards the Council's Community Infrastructure Levy based on £80 per square metre gross internal area of the proposed dwelling.

- 4.11 Policy DM13 relates to car and cycle parking on residential development. Such development will only be approved where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document. Parking would be provided on site in accordance with the prescribed standards.

Havant Borough Local Plan (Allocations) (July 2014)

- 4.12 Policy DM24 relates to recreational disturbance to special protected areas (SPAs) from residential development. Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect of net additional dwellings. This mitigation can be provided through, among other things, a financial contribution. The applicant will provide a financial contribution of £172 towards the Solent Disturbance Mitigation Project.

5.0 THE PROPOSED DEVELOPMENT

- 5.1 This application proposes the erection of 1 no. four bedroom detached dwelling, detached car barn and widening of the existing access at the site.
- 5.2 The red edge on the location plan denotes the extent of the application site and includes the extent of the widening of the existing access serving No. 75, which will be required to facilitate development at the site, the proposed plot and sufficient space in front to provide car parking and behind to provide a rear garden.
- 5.3 Given the size and shape of the plot, the proposed dwelling has been designed to reflect local vernacular, especially the design of No. 75, by incorporating flintwork with pitched roofs. The property would face north towards the existing access drive and be constructed with flintwork and plain clay roof tiles.

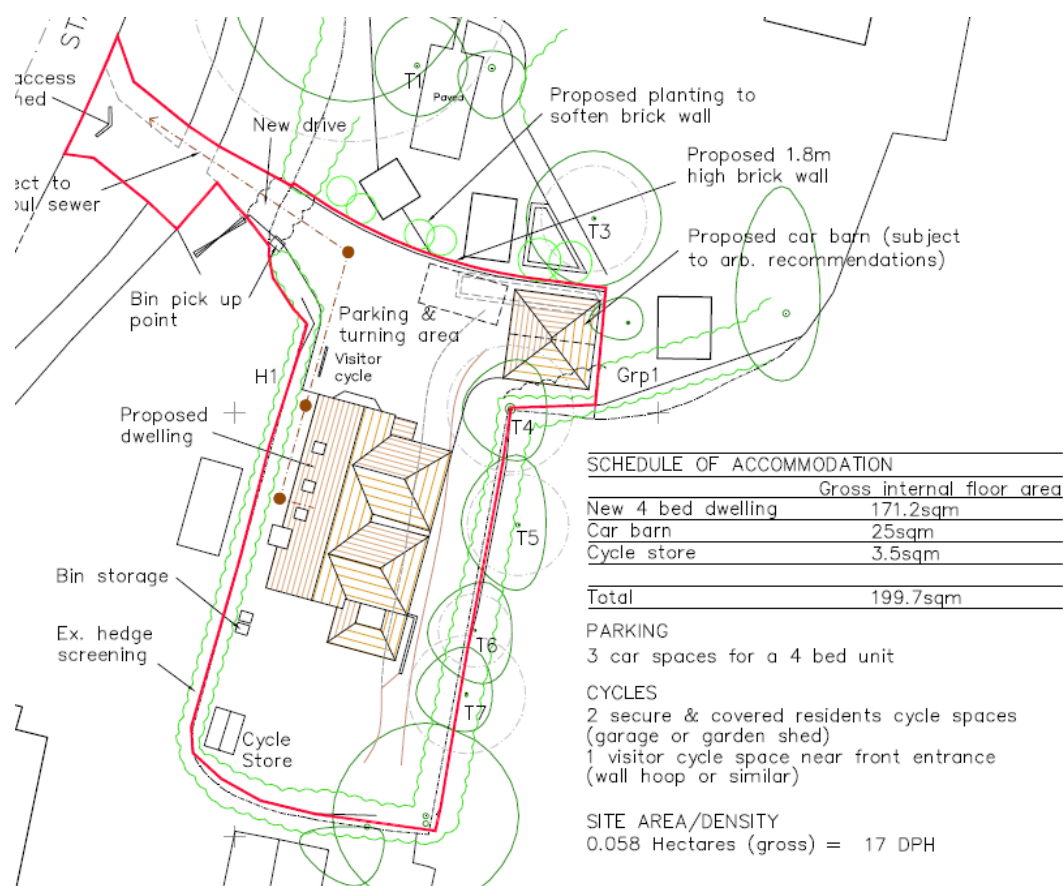


Figure 2: Proposed Site Layout

- 5.4 Officers commented in the pre-application response that a narrower footprint should be considered. This has been observed as the proposed dwelling would be sited further away from the eastern boundary than previously indicated. The proposed dwelling would also be located outside of the root protection areas of the trees along the eastern boundary.
- 5.5 Fenestration would be provided by casement windows on both the ground and first floor level within all elevations of the dwelling. Primary windows would be located within the northern front elevation of the proposed dwelling, surrounding a central front door providing access to the property, and to the rear at first floor level. The first floor primary windows would serve bedrooms to the front and rear of the property. Smaller secondary windows would be located within the side elevations.
- 5.6 Access could also be afforded to the property via the western side elevation and southern rear elevation, with access from the living and family rooms into the garden.
- 5.7 There is an existing access already in place serving No. 75 Stakes Hill Road. It is proposed to widen this access to the north to provide a separate access to the proposed plot. The extent of the access to be widened is indicated on the site layout plan.
- 5.8 This new access would also lead to a double car barn which the Arboricultural Consultant has advised could be built without damaging the tree roots of Tree 4. The car barn foundations will need to be modified in such a way as to limit any potential tree root damage.
- 5.9 The car barn would provide car parking for two cars, with sufficient space for an additional vehicle to park in front. There would also be sufficient space in front of the car barn for vehicles to enter the site, turn and leave in a forward gear. A secure cycle store would also be located within the rear garden of the proposed dwelling.

Heritage Statement

- 5.10 Stakeshill Cottage, 71 Stakes Hill Road, Waterloooville is a grade II listed property. According to its listing on the English Heritage website, the property has the existing features:

House. Early and late C19, with C20 additions. A Regency villa with later extensions. Stucco, with slate and tile roofing. Symmetrical front (west) of 2 storeys, 2 windows with outshots each side, the north recessed side retaining its curving parapet and blind arched recess, the south side having been enlarged as a ½ gable (again set back), the balancing arched feature being the doorway. Thin 1st floor band. Casements with narrow side panes, French doors to the ground floor with side panes. The doorway has a plain keystone, an ornamental fanlight and a 6 panelled doors the feature is a trellis doorway across the whole front (that is, recessed at each side), with concave roof, thin fluted columns between venticals carrying diagonal and other decoration, all on a stoned paved forecourt. The roof was a slate pyramid which now merges with the hopped tile roofing of the rear extensions, which have sash and casement windows. Within, the older part has door frames of reeded architraves and there is a curving staircase.

- 5.11 The Case Officer advised in the pre-application response that the principle of a new dwelling within the grounds of No. 71 (grade II listed) appears acceptable. The plot identified has a subsidiary role and there is sufficient private amenity space left for No. 71 to preserve its setting.
- 5.12 The erection of a 1.8 brick wall would separate the proposed plot from the listed building and its grounds. The spaciousness of the setting of the listed building would be retained by this proposal and Council officers have already assessed the potential impact upon the heritage asset at the pre-application stage, which was considered to be acceptable.

Sustainability Statement

- 5.13 The proposed development would achieve Level 3 of the Code for Sustainable Homes on completion of the development.

Obligations Statement

- 5.14 The Community Infrastructure Levy is a levy which the Council charges against new development in the borough. This residential development proposal would attract a payment towards the Council Community Infrastructure Levy of £80 per square metre gross internal area.

- 5.15 The Council will also be seeking a financial contribution towards the Solent Disturbance Project (SDMP). Natural England has advised that a contribution of £172 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area. (SPA). The applicant will make the necessary provision for this payment prior to the determination of the planning application.

Affordable Housing Statement

- 5.16 This proposed development does not include any on-site or off-site provision for affordable housing as the number of units being proposed does not trigger the requirement for such provision.

Arboricultural Issues

- 5.17 In June 2014, CBA Trees Ltd was commissioned to undertake an arboricultural survey of the existing trees on site. The survey was carried out within the recommendations of British Standards 5837:2012 and current arboricultural practice.
- 5.18 CBA Trees Ltd has produced an Arboricultural Development Statement to accompany this planning application. This document includes the results of the tree survey carried out in June; root protection details for all surveyed trees and a method statement to ensure the development can take place without any adverse impact upon retained trees.
- 5.19 Tree 1 is a dead Weeping Birch and should be removed for reasons of sound arboricultural management. Trees 2 and 3 are unaffected by the development proposals. Tree 4 is partially under the footprint of the proposed car port but can be retained.
- 5.20 The rooting areas of trees 5, 6 and 7 are unaffected, although the crowns will need to be pruned back to give working space. A small part of H1 will require removal for access and a small part of Group 1 will need to be removed for the construction of the car port.
- 5.21 The overall design layout appears to be supportable from an arboricultural perspective and providing the advice above is followed the retained trees should not be affected.

Ecological Issues

- 5.22 To assess the existing ecological interest at the site, a consultant of Ecological Survey & Assessment Limited (ECOSA) undertook a site visit on the 25th June 2014 in order to ascertain the potential for protected species to be present within the site.
- 5.23 The application site comprises long species-poor improved grassland bordered by hedgerow and woodland comprising the garden south of No. 71 Stakes Hill Road.
- 5.24 No protected species were recorded during the survey. The site has low potential to support foraging/commuting bats on occasion and a small number of breeding birds within the boundary hedgerows. The grassland has low potential to support foraging/commuting badger, common species of reptile and great crested newt. There is negligible potential for other protected species to be present on the site. No recommendations are made in respect of protected species. A copy of the Extended Phase 1 Ecological Assessment accompanies this planning application.

Foul and Surface Water Drainage

- 5.25 The proposed development would connect to the existing public foul sewer, indicated on the site layout plan, and surface water drainage would be dealt with by an on-site soakaway.

Landscaping Strategy

- 5.26 The submitted site layout plan indicates where planting could take place at the site to soften the appearance of the brick wall. Landscaping could be secured at the site by the imposition of a planning condition.

Bin Storage and Collection Provision

- 5.27 Bins would be stored within the dwelling's curtilage and could be wheeled to the identified pick-up point on collection day.