



Planning Statement

61 Silvester Road
Cowplain
Waterlooville
PO8 8TJ

1. Introduction

- 1.1. This statement has been prepared to support the following proposal:
- Outline application for demolition of existing bungalow and garage and construction of 2No. 3 bedroom semi-detached dwellings with integral garages, and 1No. 3 bedroom detached bungalow and garage. New access to Silvester Road.
- 1.2. The application is submitted by The Town Planning Experts who act as planning consultants for this scheme

2.0. Planning History

- 2.1. 08/72662/000 - Outline application for demolition of existing bungalow and garage and construction of 2No. 3 bedroom semi-detached dwellings with integral garages, and 1No. 3 bedroom detached bungalow and garage. New access to Silvester Road. - Outline permission 25.04.2008
- 2.2. 09/57881/018 - Erection of 3 storey care home providing 35No. bedrooms, associated parking and altered access to Silvester Road. 63-65 Silvester Road. Permission 26.03.2010
- 2.3. 97/62507/001 - Demolition of existing dwelling and construction of 2 no 4 bedroom detached dwellings and integral garages with new access onto Silvester Road. 59 Silvester Road. Permission 2.10.1997

3. Site Context

- 3.1. 61 Silvester Road consists of a single storey property on the southern side of the road.
- 3.2. It lies in a predominately residential area with two detached properties to the east and a care home to the west.
- 3.3. The property is set back from the road and enjoys a comparatively large rear garden.
- 3.4. Immediately to the rear is a modern Gospel Hall at 42 Hart Plain Avenue, while further housing is served off Glenmore Gardens.
- 3.5. Silvester Road is one of a number of similar roads running between the A3 London Road and Milton Road.
- 3.6. The property lies just to the west of Cowplain village centre and approximately 1 km north- east of Waterloooville 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

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| <p>5.1. The application seeks to demolish the existing property at 61 Silvester Road and to re-develop the site by the construction of a pair of semi-detached properties fronting the road and a single-storey property to the rear.</p> <p>5.2. The application is for outline permission with all matters reserved.</p> <p>5.3. An identical proposal was permitted in 2010 but not constructed. That permission has now lapsed,</p> <p>5.4. Since that date the only significant change is the demolition of the adjacent school and the building of a new care home.</p> <p>5.5. Silvester Road is characterised by a mix of detached and semi-detached residential properties, both single and two-storey in height.</p> <p>5.6. The one exception is the care home at 63-65 Silvester Road which is three storeys in height.</p> <p>5.7. The site currently occupied by 61 Silvester Road runs north-south, so direct sunlight is gained from the rear.</p> | <p>5.8. Although siting is a reserved matter it is intended that the properties would be set back from the road similar to other properties in the street. Nos 59 and 59a are set back much further than other adjacent properties, and the new houses would sit forward of these.</p> <p>5.9. By setting the dwellings back a sufficient distance can be provided to allow off-street parking at the front of the properties.</p> <p>5.10. There are no windows to the side wall of No 59a and no overlooking, or loss of light should result.</p> <p>5.11. The care home to the west is situated over 3 metres from the boundary, while a similar distance would be retained on the site to provide access to the new property to the rear.</p> <p>5.12. While the care home has a number of bedroom windows at ground floor level facing the site the distance between the properties is sufficient to preclude any overbearing impact. Similarly no overlooking should arise to existing or future occupants.</p> <p>5.13. It is worth noting that the care home is at a lower level than the site and the retention/provision of a 1.8 metre fence on the boundary will effectively screen any views of the new housing.</p> |
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- 5.14. The single storey property would be set immediately to the rear of the semi-detached properties, and accessed via a private drive adjacent to the western boundary. The drive would be finished in tarmac or similar material to reduce noise to occupants of the new houses or occupants of the care home.
- 5.15. The semi-detached houses would have 10 metre rear gardens and the single-storey property would be a further 4 metres behind those, allowing room for parking and turning. The properties would be situated by new fencing and planting.
- 5.16. The provision of a single-storey dwelling would preclude any overlooking or loss of light to the properties at the front.
- 5.17. As indicated previously new fencing along the boundary with the care home would preclude any loss of privacy to residents within the garden.
- 5.18. Access to all the properties would be from Silvester Road.
- 5.19. Off-street parking for 2 vehicles is proposed for all properties, although it will be noted that the site is within 5 minutes walk of the local shops on the London Road.
- 5.20. The design and appearance of the properties is intended to reflect those of existing properties in the street.

6.0. Design Appraisal

6.1 Use

6.2. The proposal seeks to erect 3 new dwellings.

6.3. The site is within a predominantly residential area.

6.4. Amount

6.5. The proposal seeks to erect 3 new dwellings, replacing the existing single property.

6.6. Layout

6.7. The layout would provide for 2 No. semi-detached properties at the front with a single storey property to the rear..

6.8. Scale

6.9. All matters are reserved, however the intention is for the new properties to be of similar scale and design to those nearby.

7.0. Access Appraisal

- 7.1. Details of access is reserved, however the intention is for all accesses to be from Silvester Road.
- 7.2. The semi-detached properties to have their own accesses, with a new private drive serving the property to the rear.
- 7.3. Private amenity space is available to each property, which also affords the opportunity for bin storage and secure cycle storage if required.
- 7.4. Given the location of the premises the properties are considered highly sustainable being with only a few minutes walk from the local shops in London Road. There are also regular bus services along London Road giving easy access to Waterlooville and Portsmouth..

8.0. Conclusion

- 8.1. It is considered that the proposed re-development of the property to provide three dwellinghouses would comply with local and national policies regarding extensions to properties, without significant harm to adjoining occupiers.
- 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.