

OUR REF: 091/P/157

DESIGN & ACCESS STATEMENT
IN RESPECT OF THE PROPOSED
RESIDENTIAL DEVELOPMENT TO FORM A SINGLE
DETACHED DWELLING
AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL
DATE: FEBRUARY 2015

CLIENT

Mr. David Ness
13 Hilltop Crescent
Widley
Hants
PO7 5JL



**PROPOSED RESIDENTIAL DEVELOPMENT TO FORM A SINGLE DETACHED
DWELLING AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL**

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**PROPOSED RESIDENTIAL DEVELOPMENT TO FORM A SINGLE DETACHED
DWELLING AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL**

1. PURPOSE

This statement has been prepared in support of the resubmission of the full planning application for demolition of existing detached 3 bedroom bungalow with separated single garage and the proposed residential development to form 1 No. detached dwelling.

The statement's purpose is to be read in conjunction with the Full Application Documents and Drawings issued in February 2015.

2. LOCATION



The application site is located in Widley. It lies to the North side of the M27 motorway and to the North of Portsmouth City. The area is predominantly residential and is well connected by regular local bus routes to the nearby centre of Waterlooville and Havant.

3. THE SITE

PROPOSED RESIDENTIAL DEVELOPMENT TO FORM A SINGLE DETACHED

DWELLING AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL

The site is located at 1 The Thicket. It has an area of approximately 713 sq. metres and is currently occupied by an existing 3 bedroom detached bungalow with a separated single garage which is to be retained.

4. THE SITE ACCESS

Access to the site is by way of the existing driveways accessed directly off The Thicket.

5. CHARACTER OF THE AREA

The site is situated within an area which is predominantly residential where majority of the dwellings are of either one or two storeys in height.

6. EXISTING SITE USAGE

The subject site is residential.

7. TREES & SHRUBS

It is confirmed there will be no removal of trees and / or shrubs in the proposal – see Appendix 'D' -

8. PLANNING HISTORY

Previous options were proposed for the site in the form of two detached 3 bedroom dwellings. Before a decision was reached the application was withdrawn and resubmitted proposing a pair of semi-detached dwellings scaling down the development. The application was withdrawn a third time to enhance the redesign of the semi's respecting the ridge height to the adjacent building and downsizing the development further. These amendments were suggested by the planning officer during a number of meetings and site visits. Planning approval was granted at appeal on the 7th November 2013 for the pair of semis.

**PROPOSED RESIDENTIAL DEVELOPMENT TO FORM A SINGLE DETACHED
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9. PROPOSED DEVELOPMENT

As with any redevelopment, it is important to consider the need to ensure that the amenities of neighbours are maintained.

This proposal seeks to establish the principle of appropriate scale residential development of the site. The existing detached bungalow will be replaced by single detached dwelling. The proposed buildings will be aligned to the other dwellings as previously detailed. In general, the proposed building will comfortably sit within the existing environment.

A new boundary fence is proposed to provide quiet new garden amenity to the plot, constructed as a 1.8 m. close timber fence. Also to the front of the site a small brick dwarf wall 450 mm. in height will extend along the front boundary.

10. MATERIALS AND QUALITY CONSIDERATIONS

It is proposed that the materials used on the buildings will be to a high specification and have due regard to sustainability, the locality and surfaces of adjacent structures with all specific details agreed after detailed consultation with the local Planning Authority.

11. FLOOD RISK ASSESSMENT

The area is located outside any flood risk areas as shown in Appendix 'D'.

12. CONCLUSION

The new dwelling has been re-designed to ensure it can accommodate the occupant's needs and to enable safe access and egress to the site.

**PROPOSED RESIDENTIAL DEVELOPMENT TO FORM A SINGLE DETACHED
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The site layout additionally seeks to be user friendly for the occupiers of the site by ensuring that distances between parking spaces and doorways are to a minimum to reduce transit times for load carrying (e.g. deliveries, buggies, shopping etc).

This is relevant for both able-bodied occupants as well as for those with mobility impairments. The design and layout of the building will additionally be mindful of the range of needs to be accommodated and to be accessible by all persons regardless of their level of mobility or visibility impairments.

SURVEYOR:-

.....
**James Bengree BA(Hons) MSc ACIAT
Architectural technologist**

For and on behalf of McAndrew Martin Partnership

TEL: (02392) 697193

Dated this 19th February 2015

**PROPOSED RESIDENTIAL DEVELOPMENT TO FORM A SINGLE DETACHED
DWELLING AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL**

APPENDIX A

PHOTOGRAPHS

**PROPOSED RESIDENTIAL DEVELOPMENT TO FORM A SINGLE DETACHED
DWELLING AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL**



**PROPOSED RESIDENTIAL DEVELOPMENT TO FORM A SINGLE DETACHED
DWELLING AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL**

APPENDIX B

TREE SURVEY REPORT

Our Ref: 091/P/157

RE: 1 THE THICKET, WIDLEY, PORTSMOUTH PO7 5JL
PROPOSED DEVELOPMENT

In accordance with your instructions on behalf of Mr Ness I have visited the above site and collected and prepared tree information relevant to the proposed development to the standard normally required by the Local Planning Authority in support of a planning application. My assessment of the impact of the proposals with appropriate protection and amelioration measures is set out below. This letter is written as a part of the formal submissions to the Local Planning Authority.

1 The proposal

- 1.1 Development:** The proposal is to demolish the existing dwelling and replace it with a detached replacement dwelling on the plot, with access to The Thicket. The proposed layout is shown on drawing no. 091/P157 revision 11F. This is based on a topographical survey of the site and shows the relevant trees adjacent to the site. This drawing has been annotated with tree numbers and tree protection measures and is attached.

2 Trees

- 2.1 Tree schedule:** Tree information for relevant trees has been collected and presented as recommended in BS 5837:2005 *Trees in relation to construction*. Relevant trees are trees on or closely adjacent to the site that might be affected by the proposed development. The tree schedule is attached at Appendix 1. **Note:** BS 5837:2005 was superseded by BS 5837:2012 which came into effect on 30th April 2012. However, the tree assessment and previous submissions to planning were based on the 2005 edition and that is the version referred to in this assessment. In practice the adoption of the 2012 BS makes little difference to the tree issues for this site.

- 2.2 Trees:** There are three trees identified individually in the tree schedule attached to this letter as being potentially affected by the proposals. The proposal is to retain these trees and manage the site and the development accordingly.

- 2.3 **Formal tree controls:** The Havant Borough Council website indicates a tree preservation order (TPO) with a Group designation on trees on or adjacent to the north west boundary of the site, along the south east verge of unadopted access that borders the north west boundary of the site. The website is silent as to the composition of the Group (G1 of the TPO) and the date of making and confirmation of the TPO. There is one oak tree only of any significant amenity value as to warrant a TPO and that is the oak T1 in the tree schedule. There is evidence from old stumps of other trees within or close to the electrical substation enclosure at the junction of The Thicket and the unadopted access. Trees T2 and T3 in the tree schedule are simply the largest elements in the boundary hedge and not of particular amenity value. However, these trees are shown to be retained. This arboricultural implications assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgement of the Council's relevant tree policies.

3 Issues relevant to the trees

- 3.1 **Demolition:** The existing dwelling is distant from trees and well outside tree protection zones. With no significant excavation into tree protection zones for demolition purposes, there will be no significant adverse effects from this aspect of the proposals. Additional precautions to be taken shall include no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures will reduce any risk of damage to retained trees to an acceptable minimum.
- 3.2 **Existing surfaces:** The existing access and surfacing is not within or close to tree protection zones and there will be no adverse effects on retained trees from proposals for the existing surfacing.
- 3.3 **Services:** The site is already fully serviced and the intention is to continue to use those existing services. Surface water will continue to be piped to the existing provisions outside tree protection zones. There are no proposals for trenching or excavation for services within tree protection zones and no provisions for special installation measures for services in respect of retained trees.
- 3.4 **Construction:** The proposed dwelling on Plot 1 is very marginally within the protection zone for T3. This tree is not of particularly amenity value, being an element in the boundary hedge that has been allowed to grow slightly larger than the general hedge dimensions. It still retains some hedge characteristics, with poor crown form and with generally poor long-term prospects as a tree. The encroachment into the protection zone is a comparatively small part of the overall protection area. In consideration of these factors no special foundations are proposed in respect of the potential for harm to trees.

- 3.5 **New surfacing and access:** There are no new surfaces proposed within tree protection areas. In consideration of these circumstances there are no special methods of surfacing installation proposed in respect of the potential for harm to tree roots.
- 3.6 **Construction access:** The north west corner of the structure will be marginally within the protection zone for tree T3. In these areas access will be limited to pedestrian access only, putting the tree under no greater pressure than the use of the existing garden does. If scaffolding is required for access it will be located on boards in any case. This tree will not be at undue risk from construction access and no additional special measures are proposed to construction access. Tree protection measures will be the existing boundary fencing. The retained trees will not come under undue pressure or be significantly affected by this aspect of the proposed development.
- 3.7 **Materials, delivery, storage and handling:** The nature of the site, the existing access and the available space suggest that materials storage and handling will take place at the front of the site, on The Thicket road frontage. Most of this area is outside tree protection zones and in any case the considerations in paragraph 3.5 above apply. Materials will be moved manually from here to the rear of the site. Provided that materials storage and handling is limited to the site there will be no significant adverse effect on trees from this aspect of the development. No phytotoxic materials shall be stored or mixed within the protection zones of trees to be retained.
- 3.8 **Pruning:** No pruning is required specifically in respect of the proposed development.

4 **Protective measures**

- 4.1 **Protective fencing:** All the trees in the tree schedule are outside the site and separated from it by fences; in the case of T1 by two fences and the electrical paraphernalia and cables of the electrical substation. These fences will be retained as boundary fences. They will provide protection for the above-ground parts of the trees to the standard recommended in BS 5837. No additional protective fencing is proposed.
- 4.2 **Ground protection:** For the oak T1 the tree is separated from the site by the electrical substation enclosure (see paragraph 3.5 above). In these circumstances it seems highly unlikely that there will be significant roots from T1 into the site and requiring measures for protection. No ground protection is proposed for that part of the protection zones of T1 that encroaches into the site. For trees T2 and T3, parts of their protection zones are within the site. However, onerous protection measures for these trees are not proportionate to their amenity value. No additional ground protection is proposed for these trees.

5 Other issues

- 5.1 **Post occupancy:** The location and character of the proposals have been achieved in consideration of all the site factors including the presence of trees. T1 to the west does not have an unduly extensive canopy towards the site and will not cast excessive or unreasonable shade to the dwelling. There are no new or additional issues of blocking direct sunlight or unreasonable skylight obstruction. No trees are unreasonably dominant, and there are no acceptable pruning works that will make any significant difference to direct sunlight to the site. The council will therefore be able to resist such applications, and could reasonably expect to be supported in their decision at appeal.

The details given in this letter show that, provided the protective measures set out are put in place/retained, trees will not be adversely affected by the proposed development. For this reason, the proposals should be acceptable to the Council in tree terms and there should be no tree-related grounds for a refusal of planning permission.

Appendix 1
1 The Thicket, Portsmouth
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Age class	Physiological condition	Structural condition and notes	BS 5837 cat	Root protection area (m)
T1	Oak (<i>Quercus robur</i>)	14	75	9	4.5	5m towards site	Maturing	Good	Poor - one-sided (by pruning?), poor form	B	9.0
				10	9.5						
T2	Hawthorn (<i>Crataegus monogyna</i>)	6	27	2	2	2m over site	Maturing	Fair - slightly thin crown	Fair - old hedge element with poor crown form	C	3.5
				2	2						
T3	Hawthorn	6	28	2	2	2m over site	Maturing	Poor - thin crown, dead wood	Fair - old hedge element with poor crown form	C	3.5
				2	2						

Tree schedule relating to proposals at 1 The Thicket, Portsmouth

Appendix 1
1 The Thicket, Portsmouth
Tree Schedule and Explanatory Notes

Explanatory Notes

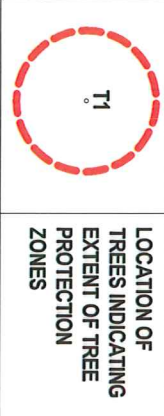
- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

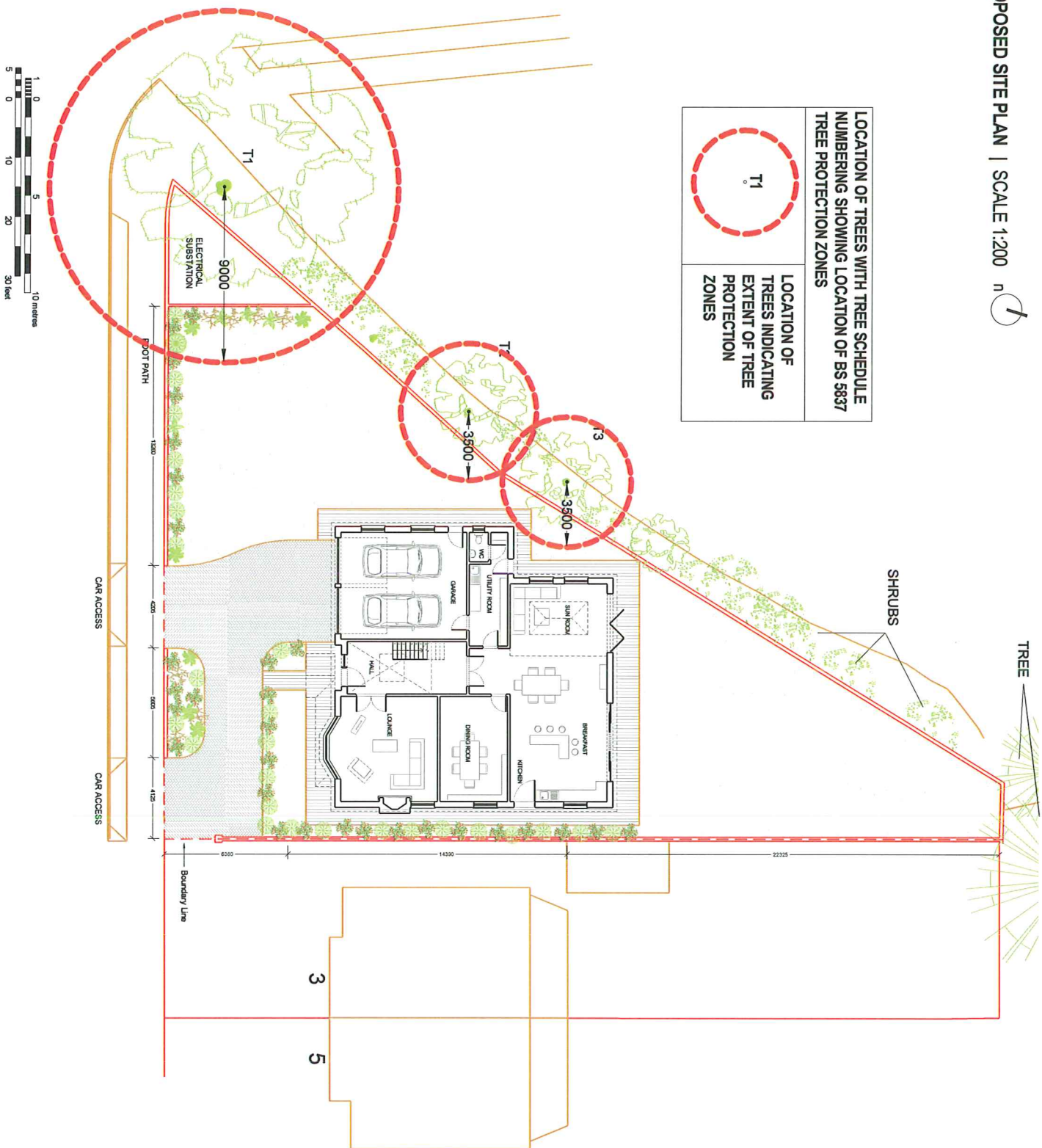
- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Age class:** Tree maturity has been assessed as mature (last one third of life expectancy), maturing (one third to two thirds life expectancy) and young (less than one third life expectancy) to correspond to the classes given in BS 5837:2005. There are no over mature or veteran trees included in the schedule.
- **Physiological condition:** This is an indication of the health and physiological condition of the tree, using at least the four categories in BS 5837:2005 (good, fair, poor, dead).
- **Structural condition:** This is an indication of the structural condition of the tree.
- **BS 5837 category:** As advised in BS 5837:2005. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; R - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.



LOCATION OF TREES WITH TREE SCHEDULE
NUMBERING SHOWING LOCATION OF BS 5837
TREE PROTECTION ZONES



TREES INDICATING
EXTENT OF TREE
PROTECTION
ZONES



TREE

SHRUBS

3

5

NOTES

This drawing is the property of McAndrew Martin and shall not be reproduced, stored in a retrieval system or used for the execution of works without their permission.

All dimensions to be checked on site prior to commencement of any construction work and shall be subject to any discrepancy via the Supervising Officer.

Figured dimensions are to be used in preference to scaled dimensions. However for Planning purposes scaling is permitted. No deviation from this drawing will be permitted without the express consent of McAndrew Martin via the supervising officer.

All works are to comply with the current edition of the Building Regulations and British Standards.

DATE	PLANNING	TREES	CONTRACT	ASSEMBLY
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SITE LOCATION PLAN



PROJECT INFORMATION			
CLIENT:	Mr D. Jones Valeway Hemel Hempstead		
PROJECT:	Feasibility Study Valeway Hemel Hempstead		
DATE:	10.07.2012	SCALE:	1:200
DRAWN BY:	AMC	CHECKED BY:	JB
DRAWING TITLE:	PROPOSED SITE PLAN		
091P-15711F			

REVISIONS:

NO.	DESCRIPTION	DATE

**McANDREW
MARTIN**

CHARTERED SURVEYORS, ENGINEERS
& ARCHITECTURAL DESIGN SERVICES

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