

JULY 2014

DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED

NEW DWELLING AT

19 ALTEN ROAD

WATERLOOVILLE

HAMPSHIRE

PO7 6DR



Client

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PROJECT No: 141/P/053

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01. PURPOSE

This statement has been prepared in support of a full planning application for the proposed new dwelling at 19 Alten Road, Waterlooville, Hampshire, PO7 6DR.

The statement's purpose is to explain how the proposals have taken into account both the site itself and the existing residential environments adjacent to the site.



Fig 01. Front and Side Elevation – No. 19 Alten Road



Fig 02. View of Site and Side Elevation of No. 19 Alten Road



Fig 03. View of Site

02. LOCATION

The site is situated in Alten Road with connections to Clinton Road, Silverdale Drive and Sunnymead Drive leading onto the Hambledon Road (B2150). Additional Roads and Cul-de-sac's are located around Alten Road, these being Kingsdown Road, Esher Grove and Haslar Crescent. Alten Road is located within a predominately residential area with many residential roads located in the surrounding area as indicated on the aerial view, Fig.10.



Fig 04. Alten Road – Eastern view



Fig 05. Altern Road – Western view

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Fig 06. Southern View of Site looking at No's 22, 24, 26 & 28 Alten Road



Fig 07. Western View of Site looking at No's 17 Alten Road



Fig 08. No's 15 and 17 Alten Road & Site Entrance



Fig 09. Front Elevation of No 19 Alten Road and 22 Clinton Road

Located to the south west of the site along Southdown View and Hambledon Parade various shops, restaurants, public houses and local amenities exist which is next to the B2150 Hambledon Road To the north of the site located off Soake Road, which generally consists a commercial and industrial premises.

Located to the north west of the site along Soake Road green field amenity land consists which has public access and footpaths leading to Soake Pond and beyond Agricultural land exists.



Fig 10. Aerial view indicating site location

03. THE SITE

The site comprises the existing site is located next to No. 19 Alten Road which is owned by the client and comprises a semi-detached bungalow with room in the roof. The site is approximately 0.0296 hectares.

The existing vehicular access into the site is directly off Alten Road on the far corner of the southern boundary. Residential dwellings surround the site and are located all round Alten Road, Clinton Road, Silverdale Drive and beyond.

A Pedestrian Footpath is located to the front of the site which follows Alten Road all the way around and the surrounding roads.

04. PLANNING APPLICATION HISTORY

On the 5/12/2008 a planning application (Ref: 07/72603/000) was submitted for construction of a detached two bedroom chalet bungalow with dormer windows to the front (south) elevation with new access onto Alten Road and associated parking and landscaping. The application was refused on the 30/01/2008. A further revised application was submitted on the 26/03/2008 (Ref: 08/72603/001) which was also refused on the 15/05/2008.

On the 17/03/2014 a pre-application enquiry (Ref: GEN/14/00290) was submitted for a two bedroom detached bungalow complete with associated parking. A meeting was held at Havant Borough Council's offices at 12:00 hours on the 2/04/2014 with Mr Lee Sergeant of McAndrew Martin Ltd (Agent) and Mrs H Lealan, Planning Officer. It was discussed that the scheme submitted was unbalanced due to the shape of the site and existing building line of the neighbouring properties.

Mr Sergeant presented a second scheme (as per this application) including a new dwelling attached to No. 19 Alten Road. It was discussed that this scheme presents an overall enhanced site layout with larger garden area to the new dwelling, preferred parking layout utilising the existing site entrance along with more suitable street scene which would be less harmful to the surrounding area. Mrs Lealan confirmed that should a full detailed planning application be submitted, some 3D images and street scene perspectives should be submitted to support the application which has been submitted with this application. It was also discussed that specific refuse areas and cycle storage area would not be required on this application as the tenant would have their own preferences to these locations. It was confirmed that it would be acceptable to relocate the existing entrance to door for No. 19 from the side to the front of the property. Mrs Lealan requested that boundary treatments and landscaping proposals be included at the application stage, all of which have been included within the application. A full detailed response to the pre-application enquiry was issued on the 08/04/2014.

05. TREES & LANDSCAPING

The site itself has no significant trees or shrubs (only weeds) and is predominantly covered by grassed garden, therefore it is confirmed that there will be no removal of trees and / or shrubs in the proposal. Hard and soft landscaping is to be as noted on drawing no. 141/P/053/01 with the exact hard and soft landscaping scheme to be agreed with the Local Planning Authority.

06. SITE ACCESS & HIGHWAYS

No alterations are proposed to the existing site access and therefore there will be no detrimental effect on the both the vehicular and pedestrian access to the site or around Alten Road and the surrounding Roads and Foot Paths.

07. RESIDENTIAL CHARACTER OF THE AREA

The site itself is situated in a predominant residential area. With this in mind and the fact the proposed dwelling is adjoining No. 19 Alten Road and located to the front of the site, it is deemed that this will have no detrimental effect on the street scene or overbearing and intrusive view to the neighbouring properties and will add character and use to a plot of land currently overgrowing and not being used to its potential.

Development of the adjacent areas and residential roads to the subject site has been undertaken at various stages and in a sporadic manner resulting in buildings of various architectural styles, footprint and quality.

There appears to be no set pattern of development for the residential dwellings in the vicinity of the site in terms of size, height and architectural design / elevations treatment, however predominantly consists bungalows with many having rooms in the roof. This application seeks to mirror those designs and features of the existing surrounding buildings.

08. THE EXISTING BUILDING

The existing property, No. 19 Alten Road comprises a brick/ block built bungalow with hipped roofs and dormer windows to the front and rear elevations and render finish to all elevations elevation and red brick plinth. UPVC windows and doors exist. The property has been extended and constructed in style and materials to match existing. The rear conservatory comprises of UPVC construction and a flat roof.

09. **PROPOSED DEVELOPMENT**

The proposal is to provide a new dwelling attached to 19 Alten Road, extending the roof to provide a new three bedroom bungalow with rooms in the roof. A single storey extension area will be provided to enhance the Lounge and Kitchen areas and overall Ground Floor living area complete with a flat roof to reduce impact on neighbouring gardens/ properties.

It is proposed that the new dwelling will be designed to be sympathetic with the existing building and surrounding buildings. The design of the building will respect the existing architectural features in terms of the overall form and nature and use a red brickwork plinth to match existing with render finish above. Exact material finishes will be agreed and approved by the Local Planning Authority.

The parking arrangement for the new dwelling will be to the rear of the site and accessed via the existing drop kerb to the far corner of the site and therefore be no change to the existing highway of footpath. Low level fencing will be provided to the south of the site to match existing all as detailed on drawing 141/P/053.01.

The internal layout of 19 Alten Road will be amended to suite/ facilitate the new location of the front door.

The proposal development and proposals have taking into considerations the Core Strategy's (CS) as detailed in the Havant Borough Council Local Plan Document with specific regard to CS9, CS16, CS17 and CS21 along with all of the necessary Development Management Policies (DM).

Item 3 of the Havant Borough Council Local Plan and its core strategy requires Waterlooville to deliver 1917-2126 new dwellings between 2006 and 2026. Currently approximately 1304 new dwellings have been provided. Although this application is for only 1no. new dwellings, it still meets the criteria of providing new homes set by the Local Authority. This is also detailed further under CS9 which requires Waterlooville to contribute to a net total of 6300 new dwellings with borough between 2006 and 2026.

CS9 requires the development to be suitable; density for the location, take into account accessibility to Public Transport, proximity to public employment, shops and services, in addition to respecting the surrounding landscaping, character and the as built form, all of

which the application seeks to provide. There are excellent public transport links located within walking distance of the site and the nearby Waterlooville town centre provides local shops and services along with employment opportunities including the new Superstore and other amenities currently being constructed along the B2150, Hambledon Road. The design it's self is in-keeping with the neighbouring properties, respecting the surrounding landscaping and as built form and character by utilising the design principles within Alten Road.

CS9 suggests the Density of the site as 'Low' which outlines 'upto 45' dwellings per hectare, which equates to 0.022 hectares per property. The development site is approximately 0.0296 hectares which is above that suggested in the Local Plan and Core Strategy Document.

CS16 relates to High Quality Design, which identifies and responds positively and respects local character including mass height, existing building line, width, depths, materials and window and door proportions along with integration within the local landscape and has no Biodiversity issues, all of which the development achieves.

CS16 also respects and responds to using existing access, not impeding on local the local area and does not cause unacceptable harm to neighbours through smell, loss of privacy, outlook, noise and overlooking. The design seeks to negate the issues relating to CS16 whilst maintaining the existing access. As required under CS16 provision for waste including recycling will be provided to the new dwelling. As suggested under CS16, the development contributes to the improvement of the site and public realm as the site is currently un-used and will be more aesthetically pleasing.

The proposed development meets the criteria as set out under CS17 as it is located within one of the five urban areas and uses a redundant and underused site.

The client is willing to meet the requirements as set out by the Local Authority and as suggested under CS21 for the requirement of Contributions to be made as detailed by the Local Authority.

10. MATERIALS AND QUALITY CONSIDERATIONS

It is proposed that the materials used on the proposed extension will be to an enhanced level of specification and have due regard to the materials used for the existing building and surface finishes in the locality. Specific materials will be agreed following detailed consultation with the Local Planning Authority.

As noted above it is proposed that the new extension will in essence be architecturally similar to the existing and surrounding buildings and will incorporate the following elements:

- The Roof will comprise a hipped roof with concrete tiles to match existing.
- External walls to comprise a red brickwork plinth with render finish. The colour of the brickwork and render will match that of the existing and surrounding buildings. However due to the many different façade colours, the exact colour of the brickwork and render will be agreed with the Local Planning Authority.
- Windows comprise UPVC double glazed windows to match existing.
- Bi-folding doors to comprise Powder Coated Aluminium Thermally Broken.
- Rainwater goods to comprise white OG pattern gutters together with circular downpipes to match existing.

11. STATEMENT OF COMMUNITY INVOLVEMENT

No community involvement has been sought, however due to the small scale of the proposal, its un-intrusive location and height, it is envisaged that it will have no detrimental effect on the neighbouring properties.

12. WASTE MANAGEMENT PLAN

During the construction Phase, waste disposal will be managed by the Project Manager and a detailed waste management plan submitted to the Local Planning Authority for approval. Waste will only be permitted to fully licensed waste disposal sites and certification obtained for waste loads. Wheel Wash facility will be provided for vehicles prior to leaving the site to reduce mud and dirt being transferred from the site to the public highway. No burning of materials will be permitted, thus will alleviate smoke impact upon the neighbouring residents.

A proposed Bin/ refuse area will provided and meet Alten Roads existing collection system.

13. BIODIVERSITY STATEMENT

The development site is currently and will continue to be residential use, and is located within a built up residential area. Alten Road adjoins both Silverdale Drive and Sunnymead Drive leading to Hamledon Road (B2150) which is a very busy road. Hambledon Road leads to the main A3(M) which is extremely busy. With the noise, traffic pollution and current occupation of the site, no protected wildlife species exist on the site, therefore no impact on the natural habitat of any wildlife will be affected by the development.

14. NOISE IMPACT ASSESSMENT

Hours of construction shall be limited to 08:00am to 18:00pm Monday to Friday and 08:00am to 13:00pm on Saturdays, with no working on Sundays or Public Holidays. This is to protect the amenities of neighbouring residents and impact on sound during the evenings and early mornings.

The new development will be provided with double glazed windows and insulation within the walls, floors and roof to meet both Approved Document Part L1A (Conservation of fuel and power for new dwellings) and Part E (Resistance to the passage of sound) of the Building Regulations. This will reduce noise transfer impacted upon the new residents from vehicles travelling along the High Street.

15. CONCLUSION

The proposed new dwelling is located to the front of the site and will make good use of the current overgrown vacant site and will comprise a bungalow with rooms in the roof to match the existing surrounding area. The dwelling will be constructed in similar style and materials as the existing and surrounding buildings whilst providing good amenity space and parking facilities for the dwelling, which will have no detrimental effect on the neighbouring properties and will in-fact improve the street scene architecturally and therefore is deemed as an improvement to the existing area along with meeting the requirements as suggested with the Local Authorities Local Plan and Core Strategy Document.

APPENDIX A

DRAWING REGISTER