

Section 55 of the Town and Country Planning Act 1990
Design and Access Statement

12 Broadmeadows Lane
Waterlooville
PO7 8QL

1. Introduction

- 1.1. This Design and Access statement has been prepared to support the following proposal:

First storey front extensions.
- 1.2. The application is submitted by The Town Planning Experts who act as planning consultants for this scheme

2. Planning History

- 2.1. 12 Broadmeadows Lane

None
- 2.2. 14 Broadmeadows Lane

First floor front and rear extensions. Demolition of existing rear conservatory and construction of new rear orangery.
Appeal allowed 30 July 2013

3. Site Context

- 3.1. 12 Broadmeadows Lane is a two-storey dwelling house dating from the early to mid 1980s.
- 3.2. It lies within a small cul-de-sac served from Riverdale Avenue , and backs onto Marshwood Avenue. The properties within the cul-de-sac consist of a repetition of standard designs with similar bricks and tiles to all the houses.
- 3.3. Properties within the area are predominantly detached and semi-detached, two-storey, houses. These are set in moderate sized plots with private gardens. Some of the properties have been extended.
- 3.4. The adjoining property, No 14 Broadmeadows Lane, has been extended in a similar manner to that now sought.
- 3.5. Broadmeadows Lane forms part of the larger Tempest (Hurstwood) development, and lies approximately 0.8 km west of Waterlooville 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. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF includes transitional arrangements for Local Authorities to either prepare a plan that would be NPPF compliant or adapt an existing post 2004 plan to be compliant.

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;*

4.5. Section 7 of the NPPF sets out the governments aspirations for requiring good design. Para 58 is particularly relevant and states:

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;*

and

●are visually attractive as a result of good architecture and appropriate landscaping

Local Policy

4.6. The Havant Borough Core Strategy is the principal document in the council's Local Plan. It covers the Borough of Havant, setting out the spatial planning strategy for the area up to 2026.

4.7. Policy CS16 of the Core Strategy deals with design and 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:

1. 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

- 5.1. The application seeks to enlarge the property at first floor level by extending Bedrooms 1 and 2 forward of the present front wall. It will be noted that the wall at first floor level lies behind the line of the front of the property at ground floor level.
- 5.2. The intention is to undertake the work in matching brickwork and concrete tiles.
- 5.3. The principle of extending the property and the potential impact of the scheme is not in question. Any concerns which may arise relate solely to design matters.
- 5.4. The front extensions as now proposed do not increase the footprint of the property so there is no loss of amenity land or car parking.
- 5.5. Furthermore the front projections would by reason of the relationship with, and distance from, the adjoining properties would result in no loss of amenity to the occupiers of those properties.
- 5.6. The present cul-de-sac presents a less than appealing aspect by reason of the repetition of standard designs and the use of identical bricks and roof tiles to all the properties. There is little relief provided by structural planting. An element of relief has however been afforded by No 14 which has been extended both to the front and sides.
- 5.7. The intention is to extend the front of No 12 in a similar manner.
- 5.8. As with many estates of this type interest is only introduced when the properties grow organically by incremental additions, albeit an element of control is required to ensure these are in keeping with the overall character.
- 5.9. The addition of the front projections is intended to give additional room in the bedrooms while also giving balance to the front of the house.
- 5.10. Both dormers are designed to line through with the garage door and window below.
- 5.11. The proposal is to form two gable projections, one at each end of the house. The principle of such extensions has also previously been established on this part of the estate, as evidenced at Nos 3c and 3d Danesbrook Lane, and 2 Riverdale Avenue.

6. Design and Access

Use

6.1. The use of the property will remain as a single dwelling house.

Amount

6.2. The footprint of the property is unchanged.

Layout

6.3. The internal layout of the property is unchanged.

Scale

6.4. The size and scale of the gable extensions reflects that of the existing house

Landscaping

6.5. The landscaping and boundary treatments to the property remain unchanged.

Appearance

6.6. The gable extensions have been designed to improve the appearance of what is otherwise an unremarkable property in an estate of limited character.

6.7. The extensions echo those at No.14 Braodmeadows Lane as well as others nearby in Riverdale Avenue and Danesbrook Lane which have already been permitted by the Council.

Access

6.8. Vehicular and pedestrian access to the property is unchanged.

6.9. The size of the rooms as enlarged better reflects lifetime standards.

7. Conclusion

- 7.1. It is considered that the proposed extensions would comply with local and national policies regarding extensions to properties, improve the appearance of this property and reflect similar extensions nearby which have been approved by the local planning authority.
- 7.2. In the context of local guidelines and policies, and having regard to the character of the area it is respectfully requested that the Planning Authority grant planning permission for the proposed development.