



**Supporting Planning Statement:
Application for Outline Planning Permission with Some Matters Reserved
Four Proposed New Dwellings, Jubilee Road, Waterloooville, PO7 7RE**

25th September 2014

1.0 Introduction

- 1.1 This document is written in support of a planning application for outline permission with some matters reserved lodged via the Planning Portal with Havant Borough Council.
- 1.2 The application is made by Plum Architects Ltd on behalf of the property owners Fiskal Ltd.
- 1.3 Besides this statement the application consists of the following:
 - Drawing No. PA13-119:01 Site Survey (site as existing)
 - Drawing No. PA13-119:02 Site as Proposed
 - Arboricultural Assessment and Method Statement
 - Biodiversity Checklist
 - Completed application documentation
- 1.4 A cheque for the application fee in the sum of £385.00 is forwarded under separate cover.

2.0 Site Context and Surrounding Area Evaluation

- 2.1 The site is comprised of a broadly level plot of land, approximately 980m² (0.098 hectare) in size and sited to the north of the centre of Waterloooville on the fringes of the Waterloooville Industrial Centre.
- 2.2 Jubilee Road threads between the Aston Road Industrial Estate to the south with its large commercial structures and Jubilee Park to the north, a municipal communal green space. Houses along the road are generally mid C20, 2 storey, semi-detached or terraced properties although are interspersed with further commercial structures.
- 2.3 Many later infill developments have increased the density of the relatively fine urban grain such as Coronation Road immediately to the south with its mix of terraced, semi-detached and detached houses and flats.
- 2.4 Slightly further afield residential developments to the north of Milton Road have a characteristically dense urban pattern.



Aerial view of site

3.0 Existing Site

- 3.1 The existing site comprises of a parcel of land set behind a meeting hall and 2 large detached bungalows/chalets. It connects with Jubilee Road via a tarmac driveway which leads to a concrete primary area and a broken concrete secondary area currently in poor condition. A secondary access exists to the east beside a recent residential development.
- 3.2 The north western section of the site is filled with a series of large industrial buildings of varying lengths giving a frontage of 4 gables onto the park behind.
- 3.3 Two prominent oak trees sited beyond the northern boundary have grown up in close proximity with the existing structures. Their influence is discussed in the attached arboricultural assessment although no works are required to be able to implement the proposals. Other local planting is also reviewed in the accompanying report.

4.0 Reasons for Change of Use

- 4.1 The site has been poorly utilised for a number of years and occupied in recent times only on the basis of a peppercorn rent.
- 4.2 It has been concertedly marketed since 2011 without success and this process has been communicated with Havant Borough Council (in particular note email dated 3rd January 2014 from Sarah Chambers to Richard Nash of HBC).
- 4.3 The lack of suitable tenant is creating problems with the maintenance of the site. Following discussions with the local authority it was stated that redevelopment as a residential use would be acceptable within the framework of the Local Plan. It both fulfils a need locally whilst ensuring that the site is maintained and visually improved.

5.0 Planning Policy

- 5.1 Pre-application advice has been sought from Havant Borough Council and confirms the suitability of a residential use (see HBC email ref GEN/12/01240 dated 17th January 2013). Evidence of the marketing campaign and lack of commercial appeal was also submitted and agreed and so does not form part of this submission.
- 5.2 Specific attention is drawn to the following planning policy documents:
 - 5.2.1 Havant Borough Local Plan (Allocations) adopted July 2014
 - 5.2.2 Havant Borough Core Strategy adopted March 2011
- 5.3 One of the objectives in chapter 6 Housing, is that sufficient space for 6,300 new homes is found within the Borough between 2006 and 2026. This is reiterated in Policy CS9 Housing.
- 5.4 The issue of density is also addressed in clause 4 of this policy which states that “a suitable density of development for the location” is to be achieved.

- 5.5 Of further relevance are Policies CS14 Efficient Use of resources requiring a Level 3 Code for Sustainable Homes rating and CS16 High Quality Design.
- 5.6 Within the Proposals Map the site is located within the Urban Area and falls within one of the Borough's highlighted five urban areas. Policy CS17 confirms that development will be granted within these zones.
- 5.7 It is also worth stating that the site falls outside of the Flood Risk Zone 3 area which runs to the north of Milton Road.

6.0 Proposals

- 6.1 The detail of final internal plan and elevations will be reviewed under a Reserved Matters application. However the basic arrangement is defined within this application and detailed below:
- 6.2 **Layout.** It is proposed to locate 4 no. new dwellings on the site accessed via the existing driveway from Jubilee Road. These are arranged as a staggered terrace of 3 number, 2 ½ storey, 3 bedroom townhouses across the centre of the site and 1 number 2 ½ storey detached, 4 bedroom townhouse to the north west corner. The 2 northernmost dwellings will overlap the existing footprint of the industrial buildings. The 3 terraced dwellings will have a gross footprint of 49m² each whilst the detached unit is 64m². This totals some 211m² which equates to a reduction in built form of 61m² (not including the existing smaller outbuildings). In terms of plot density this equates to less than 45 units per hectare and so is classed as low density. Whilst the surrounding residential areas have densities between low and medium this is exaggerated due to the number of flats locally.
- 6.3 **Architectural Style.** Architectural details will form part of a Reserved Matters application for later determination. It is anticipated that the dwellings will be arranged across 3 stories with the primary living accommodation on the ground and first floors and bedrooms to the second floor partially within the roof space. Garages will be integral.
- 6.4 **Scale and bulk.** The townhouse nature of the buildings will enable more living space to be inserted into a relatively small footprint. By concealing the bedrooms partially within the roof space the overall height of the structure is reduced from a standard 3 storey dwelling. The properties will be gable ended front and back with valley gutters between offering a serrated elevation which again reduces both scale and visual bulk.
- 6.5 **Height.** It is proposed that the eaves heights will be 6.5m above ground level with ridge heights at 8.6m.
- 6.6 **Materials.** Surrounding buildings are a mix of red brick and painted render. Whilst the elevations will be subject to Reserved Matters this combination is considered suitable within the context.
- 6.7 **Amenity.** The rear gardens to the terraced units are all around 10.5m deep and with an area of 70m². This gives good amenity space and acceptable space separation to the nearest dwellings behind. The detached dwelling will have an amenity space of around 75m² and although the rear garden depth is less (a little over 6.5) it faces the green open space of Jubilee Park and so no overlooking occurs.
- 6.8 **Landscaping.** Whilst no landscaping scheme is presented at this stage it is clear that there will be a reduction in the area of non-porous surface to enable back and side gardens to be formed. Within the site the concrete surface will be removed and

replaced with block paving to delineate vehicle and pedestrian areas. Works to the existing trees within the site are detailed along with an assessment of impact on those beyond the site in the attached arboricultural assessment and method statement.

- 6.9 **Visual impact.** The site will have minimal visual impact from the public highway but will be more visible from within Jubilee Park. Regardless the length of built form is reduced from that presented by the current industrial buildings and will offer greatly improved visual appeal.

7.0 Highways

- 7.1 The current connections with the highway remain. The setback building line along the main part of Jubilee Road ensures that visibility in both directions is good. The secondary access is from a quiet cul-de-sac.
- 7.2 Parking within the site will comprise 1 internal space within a 3m x 6m garage for each dwelling and a further 2 externally. Additional parking is available from the secondary access if required.

8.0 Sustainability

- 8.1 It is intended that each dwelling will be constructed to a minimum Code for Sustainable Homes, Level 3 standard.

1.0 Conclusions

- 1.1 These proposals seek to establish the principle in outline form of 4 residential dwellings as a replacement for an unsightly and redundant commercial development within a primarily residential environment.
- 1.2 As a consequence they will reuse previously developed land within the Urban Area for much needed additional housing as identified within the Local Plan without compromising the amenity of new or existing occupants.