

Design And Access Statement | 53 Hartplain Avenue, PO8 8RG

“THE ERECTION OF FOUR DWELLINGS”

Introduction

Land adjacent to 53 Hartplain Avenue was granted planning permission APP/13/00576 for the demolition of the bungalow and erection of four detached dwellings. The new owners of the site, wish to make some slight changes to the scheme.

Whilst the proposal is essentially to introduce a slightly amended layout to the site, it is required by the Local Planning Authority that a full application be submitted.

The changes are principally layout and design tweaks to the houses to suit the applicant's style of building. Each house is situated in the same location, but has a modified layout. The house in the south west corner of the site is re-orientated to address the access drive in the same manner as the other approved houses. This maintains the existing relationship with the neighbouring properties to the west and does not give rise to an amenity issue. This ensures that the scheme is consistent with that which was before the Committee in approving the previous application.

The proposal also involves an improved internal drive and turning area to provide a more user-friendly layout.

The application is accompanied by updates to the Ecological work to be carried out, the Flood Risk Assessment and updates to the Tree Reports.

The site remains an opportunity to provide sustainable housing in an appropriate location supported at a National level by the National Planning Policy Framework (NPPF) and the Council's Core Strategy.

Sustainability Credentials

The dwellings will be well high quality, highly efficient well designed homes able to meet Lifetime Home Standards and Code 4 for Homes. The properties will be new build, built to a high standard and located within a highly sustainable location with local services, amenities and schools etc.

USE

The application proposes the erection of four dwellings, following the demolition of the existing bungalow, in an existing residential area.

As the site is within the Settlement Boundary, and it currently benefits from an extant consent, the principle of development is accepted, which adds to the weight in considering its acceptability in terms of the NPPF and Havant's Core Strategy.

AMOUNT

The amount of development remains the same as the approved scheme APP/13/00576.

LAYOUT

The layout remains ostensibly the same, with the houses in broadly speaking the same same locations. They are however viewed to be too much of a change for a Section 73 application, altering the plans.

The change to the south west unit, brings the orientation of that unit to address the private drive in the same manner as the other approved houses, and ties in with the grain and pattern of development in the area.

SCALE

In terms of scale, the houses remain well proportioned two storey properties, in an area with two storey properties to the north and west. Again, the scheme is comparable to the extant permission.

LANDSCAPING

The existing site is well landscaped and the proposed houses would maintain and preserve the vegetation that is worthy of keeping, notably the protected trees, whilst also providing new additional landscaping (soft and hard). It is envisaged that close board fencing and new borders and low level shrubs will be used throughout.

APPEARANCE

The design of the properties is for two storey properties constructed with brickwork at ground floor and timber cladding at first floor with casement windows. The roofs will be plain tiled and fully hipped.

This design is consistent with the approved scheme and the existing two storey houses in the surrounding area.

ACCESS

The proposed access would utilise the approved drive and in other regards the houses would be access compliant and adequate for any end users.

NPPF

The following extracts from the NPPF are relevant to this proposal and demonstrate how the National policy approach supports the scheme.

“9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure; and*
- *widening the choice of high quality homes.”*

The development represents well designed houses, and would also provide very high quality homes for the current as well as future occupiers.

*“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”*

As a highly sustainable development, this key component is directly applicable to the proposal.

“59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout,

materials and access of new development in relation to neighbouring buildings and the local area more generally.

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

These three paragraphs are particularly relevant in considering the “design”, notably that the innovation and originality employed should not be stifled.

“65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal’s economic, social and environmental benefits).”

Whilst the site would not affect the “townscape”, the principle employed here, of supporting sustainable development, demonstrates the material consideration that is employed in considering the proposed scheme.

CONCLUSIONS

As minor changes to an existing and approved scheme, the principle of development is accepted and thereafter the design has been carefully conceived to ensure privacy for occupants of existing and new properties.

The applicant would welcome any conditions that the Council require to achieve a high quality development, such as landscaping etc, and that are reasonably justified, necessary etc and that meet all the tests.

In conclusion the planning application represents the opportunity to provide a good sized family home that can also meet the needs of other occupiers (elderly couples etc) in a manner that is entirely consistent with that found in the immediate area.