

Land to North of 6A Oak Tree Drive,
Emsworth

Erection of 2no Four Bedroomed Houses
Resubmission of APP/12/01012

Design & Access Statement

Assessment of physical context

- This application seeks to construct 2no two storey detached houses to the north of 6A Oak Tree Drive, Emsworth. They will comprise 2no four bedroomed houses situated on land which originally formed part of the northern garden to 6A Oak Tree Drive, but has since been split into a separate ownership.
- The existing dwelling at #6A is a post war chalet bungalow, whilst the property further to the south, #6, is a bungalow.
- To the east lies Oaks Cottage. The principle aspects of this property are to the north and south – not across the application site. This property has a triple garage located in the south west corner of its front garden and this screens their front garden from any development that might take place within the application site.
- To the north lies 8A Oak Tree Drive and this property along with Little Oaks and their associated land have received planning permission under 09/72129/002 for their demolition and redevelopment with 48 houses and flats.
- That part of the site immediately to the north of the planning application site would be developed with a terrace of 5 units as per the extract below.



- Terraced housing and flats would be provided to the west and north west.
- The extract above also indicates that the current driveway to 8A will serve as an emergency access to the new development.

Social/economic context and planning context.

- The benefits of this development are to ensure that maximum use is made of urban land within the Emsworth area – thus making a valuable contribution to the LPAs unidentified sites housing figures.
- It will provide 2no family homes– a type of housing being in short supply within the Borough.
- The form of development chosen for this site is conceived within the National Planning Policy Framework and policies within the adopted Core Strategy.
- The site forms part of a larger housing allocation, but is separate and distinct from the permitted housing scheme for that site. There is therefore a clear presumption in favour of its development for housing.

Involvement of local interests

- None

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this

document relates.

- The scale and character of the surrounding area and the need to ensure that the proposed dwellings provide a suitable and appropriate transition between the chalet bungalow at 6A and the permitted terraced housing to the north.
- In particular this modified scheme has a chalet style side garage design to the south side of plot 1 in order to aid the transition from chalet bungalow to house.

Design Principles

- Having regard to the advice contained within the National Planning Policy Framework it is considered that a design response, which incorporates the characteristics of existing developments within Emsworth generally, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.
- The majority of dwellings within close proximity to the application site are of an undistinguished character and is not considered to be typical of the older parts of Emsworth.
- As a result the design ethos for the scheme is to provide a high quality scheme with a good design and sensitive use of detailing and materials and of a style which reflects the older detached dwellings within Emsworth.
- The use of gables and bay windows are proposed as design elements.

Layout

- The proposal lies to the north of 6A Oak Tree Drive and seeks to provide a transitional form of development between that property and the permitted terraced housing to the north.
- A streetscene section is provided which illustrates the transition of the development and an extract is provided below.



- It is considered that the streetscene above demonstrates that the proposed housing development will be appropriate to its setting and provides an appropriate transitional form of development.
- A 2m separation between the two plots has also now been achieved, in order to provide some space between and around the proposed buildings.
- The new dwellings will have rear gardens in excess of 11m in depth and the first floor rear windows will look towards the flank wall of Oaks Cottage and also onto its garaging. It is not considered that the rear first floor windows will give rise to overlooking of the property to the rear.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this previously developed site at an appropriate density, in accordance with current national and local planning policies.
- The exact siting of the two plots takes into account the need to ensure that the relevant windows from neighboring properties do not have their outlook unreasonably harmed. Accordingly 45 degree lines are shown from the relevant windows on Sheet 3.

Scale

- The buildings are 2 storeys high and the site section shows a stepped floor level in order to accommodate the rise in ground levels to the north.
- In addition plot 1 has a lower eaves line on its southern side in order to provide a transition from the chalet bungalow to the south. The garage part of this dwelling has been specifically designed to have the appearance of a chalet style property in order to aid the transition.

Landscaping

- There are no trees on the site itself, except for a couple of small trees along the east boundary – these are retained.
- Surrounding trees will be unaffected by the proposed development.
- The west boundary has a high conifer hedge, planted on the neighbouring land – this will be unaffected by the proposed development.
- There is a short length of hedgerow along the road frontage. This will be retained, or replaced if considered more appropriate.

Access

- Pedestrian and vehicular access will be from the existing access at the head of Oak Tree Drive.
- Three parking spaces are proposed along with secure parking for 2 cycles for each unit.
- There is a hammerhead at the top of this part of Oak Tree Drive and all existing properties in the cul de sac of Oak Tree Drive reverse onto the road. The same approach is proposed here.
- The submitted location plan indicates the location of the proposed houses, the existing dwelling, and access routes within the site. All other areas will be open spaces for use by the occupiers of the properties and there is sufficient room for provision to be made for the secure parking of cycles, as indicated on the submitted plans.
- In terms of access to the transport network it is confirmed that a good bus services connects the site to Emsworth Town Centre and its railway station. There is also a local shop which can provide for day-to-day essentials.

Transport Assessment

- **Relationship of site to shops, entertainment and employment.**

The site is within walking distance of a range of facilities. In particular community facilities, schools and shops are all within either cycling or walking distance.

The nearest employment area is approximately 1 mile to the south and can be reach by bus, walking or cycling.

The industrial estates on the east side of Havant / Leigh Park can be reached by bus and train.

- **Proximity to Transport Infrastructure.**

It is located within 100m of a bus route whereby buses provide travel into Emsworth and past its railway station.

In addition, and to promote travel by cycle, the proposed dwellings will have a secure and enclosed cycle shed to store 2 cycles.

I therefore consider that the site is located within a sustainable location and this will minimize the need to travel by car.

Foul sewerage and utilities assessment

- A gas supply exists in Oak Tree Drive. Foul sewerage mains exists in the road and can serve the site. Emsworth's foul sewerage system has the capacity for the additional sewerage generated by this two plot scheme. Similarly the existing surface water drainage system in Oak Tree Drive is considered adequate for the minimal run-off that may be generated by the scheme. Accordingly there are no issues with regard to foul sewerage or other utilities.

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