

TOWN AND COUNTRY PLANNING ACT 1990 (as Amended)



Circular 01/2006

DESIGN AND ACCESS STATEMENT

Proposed pair of one bedroom houses, Legion Road/rear of 126c Elm Grove, Hayling Island, Hampshire. PO119EH.

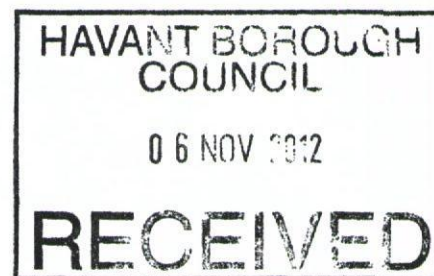
For

Pennant Ltd

Dan McGregor Associates. Independent Planning Consultants
47 Westbourne Avenue, Hampshire PO10 7QN
Tel: 01243 370676

CONTENTS

1. INTRODUCTION
2. Planning History
3. Design Principles
4. Design Solutions
5. Access
6. Development Plan
7. Summary Comments



06 NOV 2012

RECEIVED

1.0 INTRODUCTION.

1.1 Planning permission is sought for the proposed erection of a pair of one bedroom houses on vacant land fronting onto Legion Road/rear 126c Elm Grove, Hayling Island, PO11 9EH.

An explanation of the character and features surrounding the site.

1.2 Formerly identified as land at the rear of 126c Elm Grove, the application site fronts onto Legion Road. The site's western boundary adjoins business premises (Hairdressers) at ground floor level with residential use above, at the corner of junction of Legion Road with Elm Grove. The eastern boundary adjoins the British Legion Club. The Club's premises extend westwards to the end of Legion Road, a short cul-de-sac which leads to a public parking area and playing fields. Opposite the British Legion Club are a few small houses. On the other side of Legion Road, opposite the application site is a plain flank wall and a car parking area which serves a property development company in Elm Grove. All the adjoining properties are two-storey.

An explanation of the character and features of the site itself.

1.3 The application site is on a level area of land, formerly occupied by a store building and taxi office set back from the adjoining road. These buildings have recently been demolished and the site prepared for re-development. The site frontage is approximately 10.5 m wide and the site extends to the rear by approximately 20.6 m where there is a 1.8 m high close boarded fence. The western boundary is defined by the flank walls of 126a-c and 126 Elm Grove, the eastern boundary, by a 1.8 m wall.

2.0 PLANNING HISTORY

2.1 RPA Ref.06/071638/000 – Proposed removal of taxi office and store and the building of 2 No. two-bedroom flats for Pennant Limited. Refused 27.09.06.

2.2 LPA Ref.07/71638/01 – Re-submitted proposal for pair of one-bedroom flats for Pennant Limited. Approved 12.01.07

2.3 LPA Ref.12/00580 – Pair of one two bedroom houses. Application withdrawn after consultation with Planning Officer.

2.4 A site meeting was held with the Planning Officer to discuss application 12/00580. Advice was given to withdraw the application and amend to overcome specific issues.

2.5 The issues raised were bringing the northern boundary of the proposed building in line with the retail premises in Elm Grove, removing clear glazed window overlooking residential property in Elm Grove, reducing the scale of the buildings to that passed on application 07/71638/01, amending the application to two one bedroom houses so amenity space matches the dwelling and hippping the roof to reduce the scale of the building.

2.6 These issues have been fully met in this application which compared to the sites unsightly appearance and disuse will result in Planning gain.

3.0 DESIGN PRINCIPLES – AMENITY

3.1 Although the proposed development of two houses will be relatively close to adjoining boundaries, the resultant development will have limited material impact, in terms of visual and general amenities of the area and in particular, on the occupiers of adjoining property. The opportunity for change in the present local street scene for an orderly and acceptable form of modest residential development in contrast to the formerly unsightly buildings and associated vehicular activity, represents a desirable improvement to the visual amenities of occupiers of adjoining property and in the local area generally.

4.0 CREATION OF DESIGN SOLUTIONS

4.1 In principle and detail, the proposed development is on a fairly restricted site but which nevertheless is capable of supporting the development of a pair of two-storey houses. The design has been considered in relation to the functional use of the new dwellings and also with respect to the amenities of neighbouring property.

The footprint and scale of the proposed development is considered to be appropriate, acceptable and proportionate.



5.0 ACCESS

5.1 In this particular case, access per se to serve the proposed development is not seen as an issue of concern since the proposal does not involve a new vehicular access formation or material change to that which formerly existed, off the adjoining road. Provision will be made for one off-road parking space to serve each of the pair of dwellings and accepting that the proposed development occupies a sustainable location.

A clear delineation between the public highway and the front boundaries and parking spaces may be required by the local highway authority.

6.0 DEVELOPMENT PLAN

6.1 The Havant Borough Council adopted Core Strategy - LDF is the extant development plan for relevant local planning policy reference in this case.

Relevant housing and design policies in the over-arching Core Strategy support the proposal.

6.2 Reference is also made to the government's National Planning Policy Framework (NPPF) which sets out the Government's planning policies for England and how these are expected to be applied. The NPPF states that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.3 At the heart of the NPPF is a presumption in favour of sustainable development.

7.0 SUMMARY COMMENTS

7.1 Planning permission is sought for proposed erection of pair of one bedroom houses on vacant land fronting onto Legion Road/rear of 126c Elm Grove, Hayling Island.

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan. The proposal is a modest development on a restricted site but which is nevertheless, a viable, inclusive and sustainable development that is compliant with relevant policies in the development plan and also accords with policy statements in the Government's National Planning Policy Framework.



7.3 The NPPF states that:- "Decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land /PDL);n " and also states that: " where the development would re-use redundant or disused buildings and land to an enhancement to the immediate setting."

7.4 The principle of residential development on the application site has already been established by the Havant Borough Council, with the approval of flats in 2007; LPA Ref: 7/71638/01.

7.5 There are no specific policies in the National Planning Policy Framework to indicate that the proposed development should be restricted or should not proceed to be approved.

7.6 It is a fundamental principle of planning management that every application should be considered on its individual merits. Accordingly therefore, with due regard to those matters of material relevance; national and local planning policies, we respectfully request that the application be objectively and favourably considered on its merits and that planning permission be granted, subject to conditions which may be considered appropriate to prescribe.

Dan McGregor
For the Applicant, Penant Limited.

