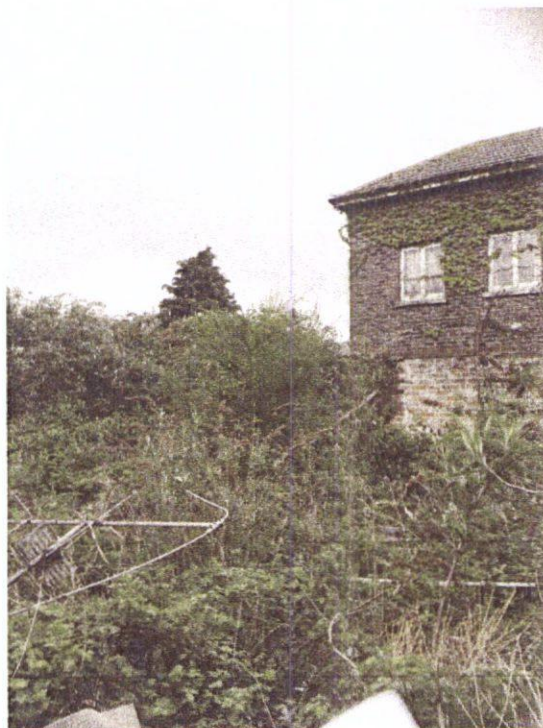


DESIGN AND ACCESS AND PLANNING STATEMENT
For
Proposed pair of semi-detached on land at 5 Victoria Road, Emsworth.



PLANNING STATEMENT:

Detailed Outline approval was granted on this site, Application 09/63716/000 in 2009 for the erection of 2 no. 3 bedroom dwellings, the approval was then renewed in 2013.

The previous applications were approved taking into consideration all relevant policies in the South East Plan and the Havant Borough District Wide Local Plan 1996-2011 and Havant Borough Councils Core Strategy.

A Section 106 agreement has previously been completed and a new 106, contribution, agreement is being prepared and will be submitted for agreement, prior to any planning permission being granted.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT:

The application, now being submitted, is for a pair of semi-detached 3 bedroom houses, but of a different design than the previously approved outline permission. The proposed dwellings have also been moved back further into the site to allow for 2 parking spaces for each dwelling, to the front of the site, as the parking situation in and around Victoria Road is very limited.

Policy CS16 High Quality Design.

States that 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. Its goes on to list out how the new design should draw inspiration from and respect local context, produce a positive relationship between buildings, street and spaces, contributes to the improvement of the public realm close to the development, is inclusive by considering the needs of those with disabilities, ensuring safe access for all, maximises opportunities for mixed use development, mitigates negative environmental impact through sustainable design, construction methods, resource efficiency and adapts to the changing need of the user and climate change.

The proposed dwelling are of high quality design, integrate well within the street scene, will create a place where people will want to live and relax, the design of the proposed house have been designed to reflect the vernacular architecture within the immediate local area. The layout and the approach to the houses will allow for access for all and will consider the needs of those with disabilities. The proposed dwellings will be constructed to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and incorporate facilities for waste recycling.



The proposed dwellings will be constructed with insulation materials that exceed the current Building Regulations requirement, It is envisaged that Level Code 3 will be achieved. Measures will be put in place for the conservation of fuel and power and water.

All of the proposed windows will be openable to allow for natural ventilation, they will also be fitted with trickle ventilators.

Some of the heating will be provided using a sustainable energy source, i.e. a log burning stove.

The proposed dwellings will meet or exceed the requirements of BREEAM 'Good' for Sustainable Construction or equivalent.

The new materials will constitute 4-6% of the total energy consumption of the building over its lifetime and 60% of the total construction material.

Space for recyclable material bin storage will be provided on the site.

Energy Efficient Measures include:

1. Additional insulation to increase the heat loss from the building, to exceed the requirements under current Building Regulation Approved Documents.
2. 'Storm Master' doors and windows.
3. Insulated/lagged hot water pipes.
4. Movement sensors to light, outdoor areas
5. Energy efficient 'white goods'.
6. A renewable energy source, to supply hot water or heating.

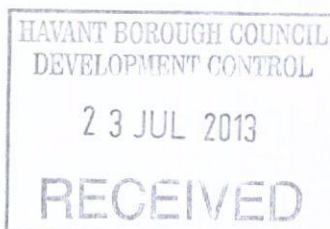
The W.C.'s will be low/duel flush, the wash hand basins, baths and showerheads will all have flow-regulated taps and systems.

Policy CS6, CS9 CS17

Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity of employment, shops and services in additions to respecting the surrounding landscaping, character and build form.

Provides a mix of dwelling types, which meets local housing needs. Contributes to the housing need in the borough.

Previously developed land and effective use of land, particularly within the urban areas and gives priority to development on redundant, derelict or underused land within the urban area.



This application complies with the requirements of Policy CS6, CS9 and CS17 in its suitable density for the location, and access to public transport, will meet local housing need and is on previously developed land.

Parking:

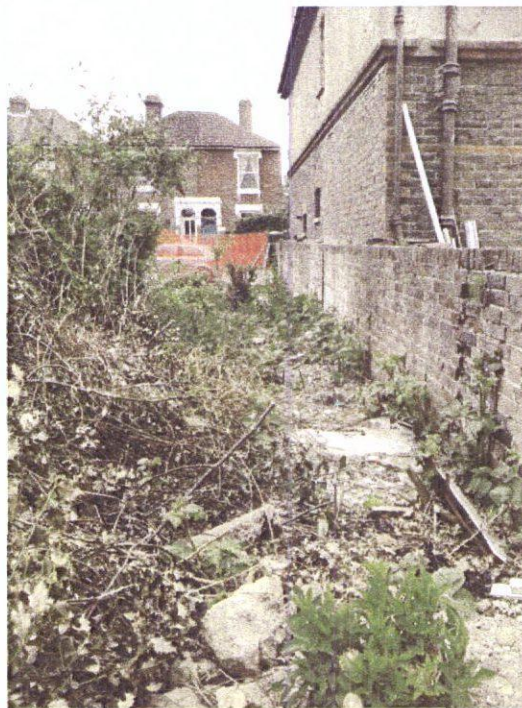
The previous outline permission allowed for one parking space per dwelling, which is acceptable bearing in mind the close proximity of the railway station, shops, schools and bus service, all of which are within very easy walking distance of the site. However, the on-street parking in Victoria Road is so bad that it is felt that it would help alleviate the local parking problem if each of the dwellings being given two parking spaces, as if only one parking space is provided for each dwelling, there would be very little chance of any visitors or additional family members being able to find another parking space within Victoria Road. Although there is no turning within the site, the approach road is a very quiet road with very slow moving traffic, as in some places along the length of the road there is only space for single file traffic, so it is not felt that cars reversing onto/off the site would create any danger to other road users.



The low level of activity generated by the proposed new dwellings (including vehicle movement) is unlikely to cause demonstrable harm to the character of the area and the amenities of local residents.

There are no existing trees on the site that will be affected by this application.

To conclude it is felt that the proposed 2x 3 bedroom dwellings for this site, satisfy all current planning Policies, Local and National.



Sustainability:

The application site is previously developed, housing, land and the proposed pair of semi detached dwellings will make good use of the land.

AMOUNT OF DEVELOPMENT

The proposed dwellings respond positively to the local character of the area. The proposed dwellings will have large, 29.4m long, rear gardens and fit well onto the site.



INVOLVEMENT OF LOCAL INTEREST:

Detailed outline permission has already been granted on this site for a pair of 3 bedroom semi detached dwellings.

EVALUATION:

Detailed outline planning permission, for a pair of three bedroom dwellings, for this site has been granted.

The proposal satisfies all Local and National Policies.

DESIGN PRINCIPLES:

The design of the surrounding dwellings was examined and the proposed dwellings reflect the local architecture within the street.

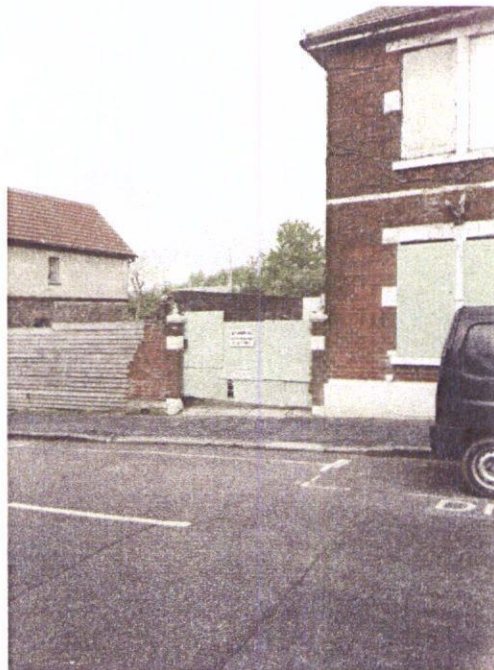


LAYOUT AND DESIGN AND SCALE

It is not envisaged that the increase level of activity, generated by the proposed pair of semi-detached dwellings, will have any adverse affect on the local area.

The sizes of the proposed dwellings are reasonable for the site and for the location.

The design of the proposed dwellings will fit in well within the locality; they have been designed to be simple and un-cluttered in their appearance, with ease of maintenance.



LANDSCAPING AND PLANTING

As indicated on the block plan.

APPEARANCE:

As in 'DESIGN' above.

Materials: red brick, natural slate roof, stone sills and window headers on front elevation, white UPVC windows and painted timber doors.

ACCESS:

The application proposes suitable access for disabled users.

The train station and bus stops are within easy walking distance giving full access to Portsmouth and Chichester as well as the local rural areas to the north of the site.

Schools, shops and the library are all within walking distance of the site.

Jane Mottershead July 2013

