

Design and Access Statement

17 Sparsholt Close
Leigh Park
Havant
Hampshire

1. Introduction

- 1.1. This Design and Access statement has been prepared to support the following proposal:

The construction of a two-storey extension to the side of No17 Sparsholt Close and conversion to form two dwellings.

This statement has been prepared by fusion|tp who act as planning consultants for the applicants.

- 1.2. No17 Sparsholt Close is located on the east side of Sparsholt Close and to the north of its junction with a private access road serving a parking court to the rear of Nos 61 to 71 Park House Farm Way. The site comprises the curtilage of the property and is occupied by a two-storey end-of-terrace house.
- 1.3. The curtilage of the property comprises a roughly rectangular plot of land that is bounded to the south by houses fronting Sparsholt Close and to the north and west by the road and a turning head. The site enjoys vehicular access to the turning head and includes offstreet car parking for two vehicles.
- 1.4. The applicants propose to construct a two-storey extension to the side elevation of the existing house to form a new dwelling and then to convert the resultant dwelling into two houses. The existing plot would be sub-divided to form two plots. Access to the new dwelling would be taken from Sparsholt Close.
- 1.5. The applicants have had regard to the width of the plot and the prevailing character of development within the surrounding area. It is considered that the width and depth of the site would provide a rare opportunity to construct a new family house. Such development would accord with the current need for further accommodation within Havant.
- 1.6. The applicants have carried out community involvement which has focused on discussions with their immediate neighbours.
- 1.7. This application follows the refusal of planning permission and subsequent pre-application advice for a similar scheme comprising the construction of a two-storey side extension and conversion to form two houses.

2. Site Context

- 2.1. The site is located within the Leigh Park area of Havant. Leigh Park is a modern (1950's) extension of Havant that was constructed to accommodate wartime refugees from Portsmouth. Development within Leigh Park is characterised by its planned arrangement of streets, open spaces and built form that is typical of suburb expansion of the time.
- 2.2. Leigh Park has a characteristic suburban grain. The road network forms a planned mix of spine and distributor roads. Built form is set back from the road frontage in order to give a feeling of spaciousness whilst maintaining a relatively high density. Development within the area is characteristically suburban with a modest mix of semi-detached and terraced houses interspersed by 2 and 3 storey blocks of flats.

3. Policy Framework

National Policy

- 3.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF includes transitional arrangements for Local Authorities to either prepare a plan that would be NPPF compliant or adapt an existing post 2004 plan to be compliant.

Implementation of the NPPF

- 3.2. Paras 214 to 216 of Appendix 1 give relevant advice stating:

214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

- 3.3. The National Planning Policy Framework has a presumption in favour of sustainable development and 'delivering a wide choice of high quality homes'.

Sustainable Development

- 3.4. Paragraphs 6 and 7 of the NPPF sets out the Governments overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

● **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

● **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Housing

3.5. Section 6 of the National Planning Policy Framework sets out the Government's aspirations for new housing delivery. It contains a number of statements that are pertinent to this case.

3.6. At para 50 the NPPF states:

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

3.7. At para 51 the NPPF states:

Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

3.8. At para 53 the NPPF states:

Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Design

3.9. Para 58 states:

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

are visually attractive as a result of good architecture and appropriate landscaping.

3.10. Para 59 states:

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.

3.11. Para 60 goes on to state:

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.

3.12. Para 65 continues;

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).

Local Policy

- 3.13. The Local Policy Framework includes policies within the Havant Borough Core Strategy which was adopted on 1 March 2011. The Core Strategy includes Strategic Policies (Numbered 1-21) and Development Management policies (Numbered 1-16) The relevant policies include: CS8 (Community Safety), CS9 (Housing), CS14 (Efficient Use of Resources), CS16 (High Quality Design), CS21 (Developer Requirements) and DM13 (Car and Cycle Parking on Residential Development). This should not be read as an exhaustive list.

- 3.14. Policy CS8 Community Safety is relevant to the proposed development. Points 3 and 4 of the policy state: Planning permission will be granted for development proposals that....3. Maximise opportunities for natural surveillance through good design. 4. Maximise the amount of 'defensible space' that is controlled or perceived to be controlled by residents.

- 3.15. Policy CS9 Housing is particularly relevant. This policy states that planning permission will be granted for housing proposals that will (inter-alia)

Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.

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

Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

- 3.16. Policy CS14 Efficient Use of Resources states that planning permission will be permitted for residential development that meets Level 3 of the Code of Sustainable Homes.

- 3.17. Policy CS16 High Quality Design is a substantive policy that seeks to ensure that new development within the Borough is of the highest quality design both in itself and in relation to the surrounding environment. The policy requires that all development should demonstrate that its design (inter-alia):

Responds to, draws inspiration from and respects local context and:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site

Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking;

Produces a positive relationship between buildings, street and spaces both existing and proposed, where: a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development

4. Development Principles

- 4.1. The site is within the developed area of Havant. As such, the development of this site to form two houses is acceptable in principle, subject to other policy considerations.

- 4.2. At para 53 the NPPF states:

Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

It is noted that the Council have no established policy for the sub-division of garden land. The Council is at the present time looking to the Leigh Park area to provide the bulk of new housing for the borough.

- 4.3. Whilst Sparsholt Close can be characterised as a roughly linear cul-de-sac with terraced dwellings facing the road, there is some variation in the layout, size and style of dwelling. This is characteristic of the style of development found within the wider area.
- 4.4. The curtilage of No 17 Sparsholt Close is significantly larger, in terms of its width and depth, than any adjoining property. This is due to how the site was set out by the original developer.
- 4.5. The subdivision of the plot into two plots, of roughly equal size, would result in the original house and frontage being retained, a plot size which would be more in keeping with the plot sizes found within the surrounding area, and a density of development that would be more appropriate, in accordance with policy CS16 of the Havant Borough Core Strategy.
- 4.6. It is therefore considered that this type of development would be in character within the surrounding area and as such would be appropriate in relation to the urban grain and layout of development surrounding the application site. In principle, the development would accord with the aims and objectives of policies CS9 and CS16 of the Core Strategy.

5. Design Appraisal

Use

- 5.1. The proposed dwelling would be used to provide an additional unit of open market housing. The applicant is mindful of the Borough Council's Housing Needs Assessment and has used this document to inform the proposed development. The proposal would provide two units of family accommodation one with two bedrooms and one, slightly small providing one bedroom. Each would include adequate amenity space for two dwellings.

- 5.2. As discussed within paras 4.1 to 4.6 of this statement, it is considered that the sub-division of the plot into two houses is acceptable in principle and would accord with the character of development within the wider area.

Amount

- 5.3. The proposed development has been restricted to only the amount of development required to provide one additional house.
- 5.4. The footprint of the proposed house has been subject to pre-application discussions. The footprint of the proposed house is similar to the property at No17 Sparsholt Close. The internal layout of the house would be handed in order to place stairwells, bedrooms and kitchens next to each other. Whilst the property would be slightly smaller than No17 Sparsholt Close this proposal would maintain a balance of property sizes across the application site.
- 5.5. It should be recognised that a corner plot of this width and depth could, if the applicants were so minded, accept a greater quantum of development. However, in this case, the scope of the proposal has been restricted to provide a single house.

Layout

- 5.6. Dwellings within Sparsholt Close face onto the street. This pattern is repeated within the surrounding area.
- 5.7. The layout of the house has been the subject of pre-application discussion. The proposed development would retain the existing house and the bulk of its front and rear amenity spaces. The proposed house would be positioned to the side of the existing house and would take the front, side and rear garden adjacent to the boundary with the road. This layout was selected as it was preferred by the Planning Officers and addressed the streetscene.
- 5.8. The proposed layout would maximise the distance between the proposed house and the nearest dwelling. It would also maximise the distance between habitable room windows and would allow an east-west arrangement with natural light and outlook taken from the front and rear windows. It is considered that the proposed layout would not give rise to a significant impact on the amenity of adjoining and surrounding occupants and would therefore accord with the requirements of policy CS16 of the Core Strategy.

Scale

- 5.9. The scale and design of the proposed extension has been carefully considered. The building has been designed with a floor-to eaves and floor to ridge height that would give an overtly subservient appearance within the street de-noting that this property has been extended towards the corner. Having regard to its prominent position it was considered that this was the most appropriate response in this case.

Landscaping

- 5.10. The location of the proposed building has been chosen in order to retain a large area of private garden to the front and rear of the development. The existing front, side and rear gardens do not add any value to the landscaped appearance of the site and its surroundings.

- 5.11. This proposal does not intend to add to the landscaped setting of the site or the surroundings, however it is intended that the condition of the garden would be improved as a result of the proposed development.

Appearance

- 5.12. The design principles of the development take their inspiration from the existing streetscene and the surrounding environment.
- 5.13. The design of the proposed house seeks to relate to the established pattern of development with a roof height and design that would relate to the remainder of the terrace and would be subservient to No17 Sparsholt Close . In accordance with policy CS16 of the Core Strategy the design seeks to relate to the established pattern of development and would incorporate the use of appropriate materials, the details of which may be secured by a suitable condition.

6. Access Appraisal

- 6.1. When considering the form of development on this site significant weight was given to the means of access to and from the site.
- 6.2. It is recognised that garden development within corner plots is often effected by access issues, especially where it is onto a busy corner In addition, the incorporation of a second vehicular access can appear to be out of character within the street scene.
- 6.3. In this instance, the applicants have sought to utilise the existing access to the site to provide a parking area for the new house. A new parking area for the existing house would be constructed in the remaining front garden under the provisions of Class B Part 2 Schedule 2 of the GPDO.
- 6.4. This form of access is repeated within the street and is otherwise considered to be 'permitted development' subject to the conditions set out within the General Permitted Development Order 1995 (As Amended).
- 6.5. The amount of car parking provided is considered appropriate having regard to the number of bedrooms proposed within each unit. Given the provision of one bedroom within the new dwelling it is highly unlikely that a substantial family would reside within the building. It is therefore unlikely that the proposed house would generate a level of car parking demand commensurate with a larger two or three bedroom family dwelling. It is therefore considered that the provision of one car parking space is appropriate in this instance.
- 6.6. As such it is submitted that the proposal would comply with policy DM13 and DC28 of the core strategy.

Conclusion

- 7.1. It is considered that the proposed development would comply with the relevant policies outlined within the Havant Borough Core Strategy.
- 7.2. Whilst the proposal is on garden land it is considered that, in all other respects, the proposal would comply with the aims and objectives of the National Planning Policy Framework and the requirements of the Havant Core

Strategy. As such the development proposed can be considered acceptable in this instance.

- 7.3. The applicants are aware that developer contributions, in the form of planning obligations may be required. The applicants respectfully remind the Planning Authority that, in accordance with relevant guidance within Circular 05/05, the authority must advise the applicants which projects these obligations are required for and that this must be within a reasonable distance of the application site.

Draft Completed: 19/10/2012
Final: 19/10/2012

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