

Erection of 1 no Four Bedroomed House **(Plot 2)**

36 Summerhill Road, **Cowplain**

Design & Access Statement

Assessment of physical context

- This application seeks to construct a two storey detached house to the side of 36 Summerhill Road, Cowplain. It will comprise 1 no four bedroomed house and be situated on vacant garden land to the west side of #36.
- This plot [no 2] is sited at the western end of the land formerly comprising part of 36 Summerhill road. There is a separate planning application submitted for plot 1.
- The existing house at #36 is an old interwar chalet style property in a very poor condition. Its main gardens are to the east and rear.

Social/economic context and planning context.

- The benefits of this development are to ensure that maximum use is made of urban land within the Cowplain area – thus making a valuable contribution to the LPAs unidentified sites housing figures.
- It will provide 1 no four bedroomed dwelling – a type of family housing recognized within Policy H3 as 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 lies within a clear line of dwellings and comprises a sustainable location.

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.
- There is a varied mix of dwelling styles in Summerhill Road. This scheme seeks to provide a dwelling of visual quality.

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 Cowplain and in particular the dwelling within whose garden it is situated, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Amount of development

- A single building is proposed. It will provide 1 no four bed roomed house.

Layout

- The proposal lies to the west of 36 Summerhill Road, Cowplain the existing house on the site. Reasonable separation has been provided between the two properties.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this sustainable urban site at an appropriate density in keeping with surrounding development, in accordance with current national and local planning policies.
- A separate application has been submitted for plot 1. Sheet 10 has been submitted to demonstrate the relationship of the 2 plots together. In terms of this application it can be treated as an illustrative drawing, provided for information purposes only.

Scale

- The building is 2 storeys high and the garage and bedroom above on the east side has been set back from the front façade of the main part of the dwelling in

order to ensure a visual break.

Landscaping/Trees

- Sheet 12 – Landscaping shows existing and proposed trees and boundary treatment.
- Surveyed trees within the site consisted of 25 English oaks (*Quercus robur*) grouped to the north, 17 of which are subject to Tree Preservation Order 2011/2012; a coast redwood (*Sequoia sempervirens*) and a further English oak were to the south-west. Trees outside the site but included in the survey were an ivy covered group within the grounds of 36 Summerhill Road, consisting of a sycamore, an oak and an ash, and an English oak in the verge at the end of Summerhill Road.
- The application is accompanied by detailed reports on trees – covering both a survey and report and an impact assessment.
- The siting of the proposed dwelling was informed following information on the constraints highlighted in the tree survey and report document.
- The Tree Impact Assessment notes that one tree is to be felled under this proposed development.
- Tree T2 is proposed to be felled. It is a Common Oak. This tree is covered by a TPO. T12 is also to be felled. It is unclear whether this tree is covered by the TPO.
- The Tree Survey Report notes that this tree is a Category C1.2 tree. It has been ring barked at 1m. It has apical dieback of re-growth from dormant buds below ring-barking. It has moderate to major deadwood throughout its crown. It also has pruning wounds; damaged root buttress to west; and, drill holes present. It is determined in the Report to be in a poor physical condition.
- The Tree Impact Assessment concludes at para 8.1 that whilst T2 is one of the more significant trees on site *“I do not consider it a planning constraint because its safe long-term retention is likely to have been compromised by ring-barking and herbicide application prior to its inclusion within a Tree Preservation Order”*. It is therefore considered that the removal of T2 is both reasonable and justified.
- The report also suggests that T12 is removed as it has limited safe lifespan.
- The report acknowledges that the proposal does not require any demolition, excavation, construction or hard surfacing within the RPAs of the surveyed [retained] trees. However the demolition of the partially collapsed outbuildings

will take place within the RPAs of T3-T14.

Appearance

- In terms of appearance the scheme will use quality materials – stock bricks and plain tiles. The flat roofed canopy will be finished with fibreglass GRP to provide an appearance of lead, without the risk of theft.

Access

- Pedestrian and vehicular access will be from Summerhill Road.
- Three parking spaces [one within the garage] are proposed along with secure parking for 2 cycles.
- The plot is at the end of the cul de sac where there is a substantial turning head. Cars for the plot will therefore reverse onto the road. This is a common feature within Summerhill Road. The same approach is proposed here.
- The submitted location plan indicates the location of the proposed house, the existing dwelling, and access routes within the site. All other areas will be open spaces for use by the occupiers of the property and there is sufficient room for provision to be made for bin storage.
- In terms of access to the transport network it is confirmed that a good bus services connects the site to Waterlooville Town Centre to the south and Horndean to the north. The site is also abutting the Cowplain District shopping centre which contains a range of local shops and services.

Use

- The proposed use is as 1 no four bedroomed house with a private garden area.

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 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 can be reached by bus and train.

- **Proximity to Transport Infrastructure.**

It is located within 200m of a busy bus route whereby buses provide travel into Waterloooville and Horndean.

In addition, and to promote travel by cycle, the proposed dwelling will have room within its garage to provide a secure and enclosed cycle area to store 2 cycles. Alternatively this could be provided by way of a cycle shed.

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

Foul sewerage and utilities assessment

- A gas supply exists in Summerhill Road. Foul sewerage mains exists in the road and serves the site. Waterloooville's foul sewerage system has the capacity for the additional sewerage generated by this single plot scheme. Similarly the existing surface water drainage system in Summerhill Road 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.