

DESIGN AND ACCESS STATEMENT

SITE: 6 NEW BRIGHTON ROAD, EMSWORTH, PO10 7PS

PROPOSAL: SUBDIVIDE 6 BEDROOM HOUSE WITH DETACHED DOUBLE GARAGE INTO TWO 3 BEDROOM SEMI-DETACHED HOUSES, ONE WITH DETACHED GARAGE

DATE PREPARED: 28 FEBRUARY 2013

1. CONTEXT

1.1. PERSONAL BACKGROUND

Originally built as detached 4 bedroom house with detached double garage in 2007 under planning permission ref. 07/62243/009. Subsequently small changes have been made to internal layout adding additional 2 bedrooms. House currently has 6 bedrooms, 2 studies, 2 living rooms, a kitchen and 3 bathrooms and 2 staircases. It is occupied by two families sharing all facilities and parking areas.

The property and adjoining private drive (access to New Brighton Road) is owned by Merco Place Ltd.

Autumn 2008 the property was marketed for sale but generated little interest. This indicates that there is little demand for the property of this size in this area. Hence we are seeking to convert the property into two more affordable houses that can benefit the current and future occupiers, amenity and area.

1.2. CHARACTER OF THE SITE AND IMMEDIATE SURROUNDINGS

Site is located at the edge of Emsworth urban area and within small private gated development of 3 large detached residential dwelling houses tucked away in cul-de-sac of the beginning of New Brighton Road. Majority of other immediately surrounding buildings are also large residential dwellings.

The site is very close to the Emsworth railway station, local bus routes, has direct access via rear garden to the countryside walks to Lamley, Westbourne, Brook Meadow, Emsworth harbour and more. Also in walking distance is Emsworth town centre with its local shops, doctors' surgery and most of other necessary services nearby.

Due to the location and character of the site the following planning policies would be relevant: CS9, CS16, CS17, DM13 parking guidance

1.3. INVOLVING COMMUNITY

Consultation with local planning office.

We have applied for 'Pre-application Advice' on 5 October 2011 and received response from Mrs D Haywood on 7 November 2011 (copy attached) and at the time inspector's view was that proposal had limited impact on character of the area, visual amenities and neighbouring properties; proposed parking is adequate, hence it is worthwhile submitting planning application.

Due to time lapse since our last Pre-application advice in Nov 2011 we have now sought further advice from Planning office as Policies may have changed since then. We received the response letter from Mrs D Haywood ref. GEN/13/00130 (copy attached) with similar outcome recommending approval.

Consultation with current occupiers and next door neighbour

House is currently occupied by two families sharing all facilities and parking since it was built. Current occupiers would find more appropriate to have greater privacy by having the house split into two units.

Immediate neighbours of Nr 8 New Brighton road do not have any objections as no material change is proposed.

1.4. EVALUATION

1.4.1. IMPACT ASSESSMENT

We have identified the following opportunities and constrains and propose the following mitigation:

Increased traffic

The house is a 6 bedroom detached house with not traditional room layout, occupied by two families. Number of people/occupants will not change if house is subdivided. Hence there will be no increase in number of trips on the drive accessing New Brighton Road (highway).

Impact on character and amenity

As no external changes to the building and hard & soft landscaping are proposed there will be no impact on character and appearance of the property and surrounding area.

Loss of privacy of neighbouring properties

There will be no loss of privacy of neighbouring properties as no external changes are proposed and existing design of the house already takes care of the following:

- There are no first floor windows, except two small windows at side gables with obscure glazing for fire escape purposes and planning condition protects this
- Roof lights erected are 1.8m high to eliminate any overlooking and planning condition protects this

There will not be an increase in activities at the property & gardens as the number of occupants will remain the same.

Parking

The existing 6 bedroom dwelling house already has 6 parking spaces: 2 in the garage and 2 at each side elevations on paved areas. Once sub-divided, one house will retain 4 spaces within garage & east side paved area; second house – 2 spaces at west side paved area. Hence all parking provided within curtilage of properties is in accordance with DM13 Residential car parking & cycle storage SPD.

Size

Room, facilities and gardens are of reasonable size for 3 bedroom house.

1.4.2 POLICY CONSIDERATIONS

POLICY CS9 – HOUSING

Planning permission will be granted for housing proposals that will: -

- (3) Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.*
- (4) 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.*
- (5) 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.*

Dividing this large house into two would give two more affordable homes of a smaller yet reasonable size, which will help create mixed community and effective use of existing infrastructure and will provide mix of dwelling types & sizes.

POLICY CS16 – HIGH QUALITY DESIGN

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

- (1) 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;**
- (6) Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.*

The property was built in 2007. The construction and design details are of high standard, environmentally friendly and in line with local character using traditional materials thus complies with CS16 (1) and (6) above.

- (5) Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.*

The current size of the house is approx. 250 sq m on 750 sq m plot. Dividing this house into two approximately equal size dwellings would be supported by this policy netting 125 sq m dwelling house on 375 sq m plot.

POLICY CS17 – CONCENTRATION AND DISTRIBUTION OF DEVELOPMENT WITHIN THE URBAN AREAS

The principal of development proposal is considered acceptable in accordance with this policy as site lies within urban area as identified in Local Plan 2005