

DESIGN & ACCESS STATEMENT

124 Elm Grove, Hayling Island, PO11 9EH

Proposed construction of 1 No. one bed apartment at first floor level over vehicular access to rear parking area; with associated bin & cycle storage.

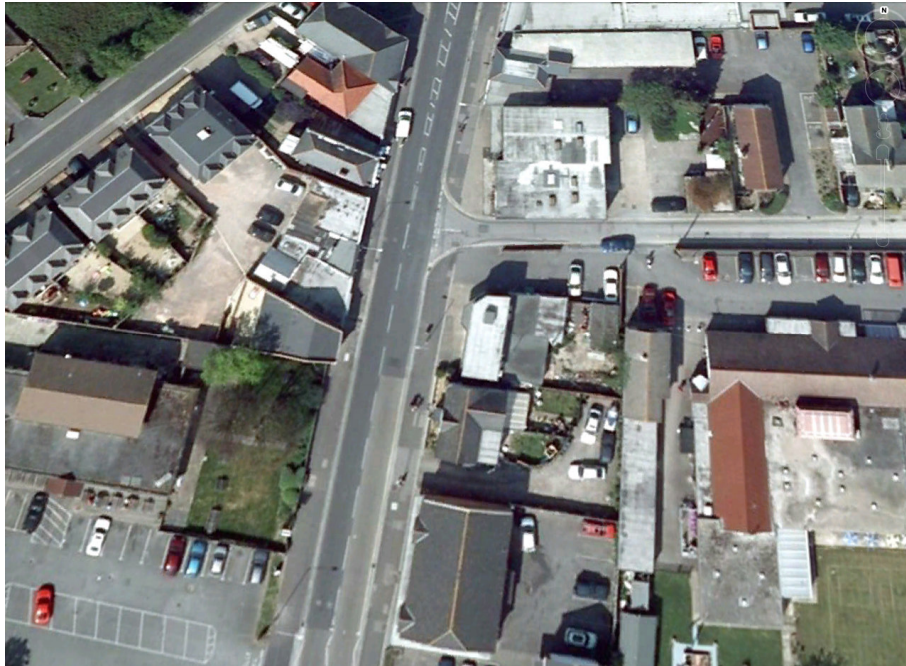


Fig 1 Aerial view of site.

1.0 Introduction

This statement is submitted in support of a Planning Application for the proposed construction of a one bedroom apartment at the above site. It is submitted on behalf of the applicant and site owner, the Tranmere Trust.

This statement is to be read in conjunction with the following drawings
12.1836.100P4, 101P6, 102P4 & 105P2

This application follows a previous application, ref:12/00446 submitted 27th April 2012 for a similar proposal. This however was withdrawn 4th July 2012, due to ongoing discussions over the precise location of the southern boundary alignment with No.122. The proposals have now been adjusted to suit the agreed boundary line.



Fig 2 View from Elm Grove looking east



Fig 3 View into rear court

2.0 Site Analysis

The application site is located within the local district centre of Mengham, on the eastern side of Elm Grove and to the south of Legion Road.

Mengham is the principle shopping area on Hayling Island and includes a broad mix of facilities including supermarket, pharmacy, post office, church, dentist, health centre, general retail as well as residential uses. The site is located alongside a main arterial bus route offering services 30/31 with bus stops located nearby. There is extensive public car parking available within the immediate locality.

The application site comprises an existing semi detached dwelling, with rear garden, alongside a vehicular access which leads to a rear hard surfaced court. The adjacent property at No.124a has vehicular access rights over this area. The application property includes existing courtyard space to accommodate two cars

The southern boundary to the front of the site, although not demarcated on the ground, is offset 560mm to the north of No 122.

3. 0 Planning History

94/59104/001 (Sept 1994) First floor extension and conversion of property to 2 x dwellings with new access.

12/00446 (April 2012) Proposed construction of one bed apartment with associated bin & cycle store: **withdrawn 4th July 2012**

4.0 Planning Policy

The policies contained within the National Planning Policy Framework published 27 March 2012 will apply.

The application site is located within the Urban settlement area and as such there is a presumption in favour of residential development subject to normal Development Control criteria..

The following Havant Borough Core Strategy (adopted March 2011) Planning policies are relevant to this application:

Policy CS9 Housing
Policy CS16 High quality Design

Policy CS17 Concentration and Distribution of Development within the Urban Areas.

Policy CS20 Transport & Access Strategy.

Policy DM13 Car & Cycle parking on Residential Development

In particular, Policy CS17 confirms that development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island.
2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.

The Core Strategy Housing SPD (July 2011) is also relevant.

The proposed construction of a new one bed apartment will contribute to the development of this mixed and sustainable community. It will meet an identified local housing need, enhance the centre and make efficient use of Town Centre land.

5.0 Use / Amount

The application proposes the construction of a one bedroom apartment over the existing vehicular access to 124 Elm Grove. The first floor apartment will have a gross internal area of 45 sqm.

6.0 Scale

The existing buildings in the immediate locality are generally of domestic scale being two storey with either flat or pitched roof. The application proposes a pitched roof infill property at first floor level. This will help to reinforce the existing frontage and scale of the streetscape.

7.0 Design & Appearance

The proposed construction of the first floor accommodation seeks to make the most efficient use of the site, providing good quality residential accommodation with associated facilities.

The rear court is currently underused but the drive provides access for four parking spaces two of which serve the adjacent property, No 124a. It is proposed that the other two existing car spaces will be shared between No 124 and the proposed one bed apartment. The configuration of the parking court has been devised to enable improved turning on site. This has been achieved by altering the extent of the rear garden associated with No 124.

The Highways department have confirmed that the revised clear width of the proposed undercroft access (at 2.9m) is “acceptable providing there are no pipes, utility boxes etc running down the wall that would reduce it even more” We can confirm that this is to be the case in this instance.

The vehicular access proposed under Planning Consent ref: 94/59204/001, made allowance for a clear driveway width of 2.65m. On this basis therefore, the legal right of access width enjoyed by No 124a, would not be reduced.

The proposed unit will be entered via a new frontage staircase thus maintaining current access arrangements to No. 124. Associated cycle and bin storage facilities are provided for the new unit.

The upper floor infill will serve to reinforce the unsightly gap between buildings and has been designed to complement the adjacent architectural styles.

8.0 Accessibility to Goods & Services

The site is highly accessible to a wide variety of goods and services, many of which are within a short walk, including the Hayling Island Community Centre. This offers facilities including adult education, keep fit and meeting rooms.

Education: There are both primary and secondary schools located within this area. Mengham Infant & Junior, Mill Rythe Infant and Junior and Thorney Island Community Primary School.

Healthcare: A Doctor's Surgery and Dental Practice are both located in one convenient location at the Health Centre, which is within walking distance of the site.

Food. Co-op and Tesco's Local convenience stores are located nearby, and a local bus service that is available daily provides access to a nearby Supermarket.

Leisure and Recreation. The nearby beachlands and seafront (0.6 miles to the south) provides a spacious area for informal recreation and are easily reached by foot, cycle or bus.

Faith. The area has both Church of England and a United Reformed Church, generally within walking, cycling distance or within a short public transport journey.

From the above it is clear that almost all activities which residents of the new flat might wish to undertake, are accessible within Hayling or the surrounding area without being reliant upon access to a private car.

Local Transport

There are two bus companies operating within the site area. Stage Coach No's, 30.31, for residents, and Emsworth & District Motor Services No's, 634 and 638 that operate for the local schools in the area. There is also a bus service run by Stage Coach that operates specifically between Hayling Island and the large Supermarket at Havant. (Appendix B)

Car Parking

Hayling Island offers a number of unrestricted public parking areas for shopping and leisure, several of which are within close proximity.

8.0 Conclusion

The proposed creation of a new one bed apartment will not only enhance Mengham Centre, it will make efficient use of the site. There will be no detrimental impact on neighbouring uses. The proposals are designed in accordance with the National Planning Policy Framework, Core Strategy and Housing SPD (adopted July 2011)

The site's location and proximity to local amenities and public transport will ensure that the proposed use is both appropriate and sustainable.



Fig 4 Local bus routes