

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Circular 01/2006

DESIGN AND ACCESS STATEMENT

1.0 CONTEXT

1.1 ASSESSMENT

Planning permission is sought for the proposed erection of 1 No. 4 bedroom house at 24-26 Hollow Lane, Hayling Island, PO11 9EX. Application No:03/68426/001 refers. Planning permission was granted on 21 January 2004.

An explanation of the character and features surrounding the site.

The existing house, No. 26 which adjoins the application site is approximately 100 years old. With cream coloured rendered elevations at ground floor level, this characterful house has an upper floor level which is tile-hung under a plain tile roof. Two-storey houses adjoin the site on both sides. Opposite the application site and set well back from the adjoining road are bungalows and two-storey houses. There is a narrow grass verge which runs along the site frontage and adjoining property. Hollow Lane is characterised by numerous trees which line the road, beyond which medium and large houses tend to be set well back from the adjoining road. The carriageway road width of Hollow Lane is approximately 6M. with an asphalt footway of approximately 2M. on its northern side.

An explanation of the character and features of the site itself.

The front (northern) boundary of the application site is defined by a mixture of native hedgerow, and other small trees and a mature beech tree which is the subject of a Tree Preservation Order. A close boarded fence with double door vehicular access serving adjoining property (Appletree Lodge) at the rear of the site, forms the southern boundary. In front of this fence is a mixed planted hedge border. The vehicular access to serve the proposed development and Appletree Lodge is therefore a shared access. A brick wall with a height of 1.3M forms the western boundary of the site. Towards the rear of the site is an oak tree which is also the subject of a T.P.O. and a shed. The application site is a level grassed area, being part of the garden to No. 26 Hollow Lane, and remains substantially unaltered since planning permission was previously granted by the Council.

1.2 INVOLVING THE COMMUNITY

Due to demand, there are pressures to increase housing in the Borough. Containment within existing areas of housing has a number of advantages. These areas have existing established housing and amenities. No additional infrastructure is required and landscaping, hard and soft, is normally established. Such areas mean that density can be increased without any overall detriment to the local area and result in little impact on neighbouring property. The foregoing considerations positively support the proposed development.

1.3 EVALUATING THE INFORMATION

Opportunity

The primary opportunity in this case is an area of large side garden which can accommodate a good sized dwelling without material harm to the character and appearance of Hollow Lane being adversely affected. The application site is level, suitable and appropriate for the development proposed and which would be distinctly compatible with adjoining property.

Design and Access

The application site is flat with easy vehicular and pedestrian access. The proposed dwelling is intended to be of traditional construction with the benefit of detail design and finishes to match adjoining property.

2.0 DESIGN PRINCIPLES

2.1 LAYOUT

The proposed dwelling will be set back from the adjoining road so as to ensure that it assumes a position related to a common building line on the southern side of Hollow Lane.

2.2 SCALE

The proposed dwelling will be appropriate in scale in relation to its overall plot size and adjoining property.

2.3 LANDSCAPING

There are two mature trees covered by Tree Preservation Orders on the land which forms the proposed development plot. These trees have been surveyed and their canopies correctly plotted. The proposed dwelling has been sited to ensure that there is no adverse impact on the trees.

2.4 APPEARANCE

The primary design objective is to create a new dwelling which is distinctly appropriate for the site and which compliments existing adjoining properties – and which has simple connection to the adjoining road and nearby local distributor roads.

3.0 IDENTIFYING THE ACCESS PRINCIPLES

3.1 ACCESS ARRANGMENTS

The application site to serve the proposed development is level and provides easy access directly to and from the adjoining road. The existing access which serves No. 26 will be widened and provided with correctly formed visibility splays in accordance with the plans submitted with the application. The driveway set out to serve the new dwelling will, as a shared access, also serve as vehicular access to Appletree Lodge – No. 19 Victoria Avenue. Ample parking spaces and turning area is achieved in this large plot, in accordance with Local Highway requirements.

4.0 CREATING THE DESIGN SOLUTION

- 4.5 The design for the proposed new dwelling has been adopted as appropriate in terms of siting, massing, scale, proportion, alignment and layout – for the development site.

5.0 CREATING THE ACCESS SOLUTION

5.1 ACCESS FOR ALL

Vehicular and pedestrian access is direct and, as planned, will meet local planning and local highway authorities' requirements for access and facilities.

6.0 CONCLUSION

6.1 SUMMARY

- 6.2 Planning permission was granted by the Council in January 2004, for the proposed erection of 1 No. 4 bedroom house. (LPA Ref: 03/68426/00 refers.)
- 6.3 Virtually no material change has occurred on the application site since planning permission was granted in 2004.
- 6.4 Hollow Lane is strictly a residential road with fairly substantial houses set well back from the adjoining road in generous plots.
- 6.5 No. 26 Hollow Lane has a large side garden which can accommodate a good sized dwelling without material harm to the character and appearance of the street scene being adversely affected.
- 6.6 Saved Policies from the Havant Borough District Wide Local Plan include Policy D1 HIGH QUALITY DESIGN which states – "Development will be permitted provided it achieves (in terms of siting, massing, scale, proportion, alignment,

rhythm, layout, materials (finishes, details, features, spaces and views) all the following:

- i) Creates an attractive environment that has its own distinctive identity but which respects and enhances local character
- ii) Ensures the efficient use of land
- iii) Does not adversely affect the amenities of occupiers of neighbouring properties."

- 6.6 The proposed development is therefore strictly in accordance with "saved policy" D1.
- 6.7 The two mature trees on the proposed development site, covered by T.P.Os, have been surveyed and their canopies correctly plotted. Importantly, the proposed new dwelling has been sited to ensure that there is no adverse impact on these trees. Furthermore, they will be fully protected throughout the course of all site works.
- 6.8 Floor plans and elevation drawings are submitted with the application.