

Erection of 1no Two Bedroomed House

Land Rear of 89 London Road, **fronting Summerhill Road,** **Cowplain**

Design & Access Statement

Assessment of physical context

- This application seeks to construct a two storey detached house to the rear of 89 London Road, Cowplain. It will comprise 1no two bedroomed house and be situated on vacant land outside of the garden of #89 and separate from the former builders yard off Summerhill Road which currently has two houses under construction.
- The existing house at #89 is an inter war dwelling of red stock bricks with a slate roof.

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 1no two bedroomed dwelling – a type of 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 framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance. The site lies within a clear line of dwellings and comprises previously developed land within the built up area.

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.
- The scale and character of the surrounding area and the need to ensure that the proposed building echoes the style of the existing dwelling at #89 and the dwelling under construction on the former builders yard to the west – with the use of stock bricks and a slate roof.

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 two bedroomed house.

Layout

- The Proposal lies to the west of 89 London Road, Cowplain the existing house on the site. It is set back from the rear face of the existing property and there will be a rear-to-side separation distance of some 10.5m.
- The rear elevation of #89 contains just one first floor rear window.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this previously developed site at an appropriate density, in accordance with current national and local planning policies.

Scale

- The building is 2 storeys high and has been slightly set back from the front of the existing property in order to ensure a visual break.

Landscaping

- The existing hedgerows along the roadside boundary is to be retained in order to screen views.

Appearance

- In terms of design the scheme mirrors that of the existing dwelling, the two dwellings under construction to the west and also that of 5 Summerhill Road – stock bricks and plain tiles will be used to match as closely as possible those on the existing dwelling.

Access

- Pedestrian and vehicular access will be from Summerhill Road.
- Two parking spaces are proposed along with secure parking for 2 cycles.
- There is a wide highway verge and all existing properties in the cul de sac of Summerhill Road reverse onto the road. The same approach is proposed here.
- In order to ensure that good visibility to the east remains it is proposed to extend the existing double yellow lines so that they go as far as the site access. This will ensure that parked cars do not obstruct highways visibility.
- A 5m gap in the existing hedgerow will be created. However this could be done presently without the requirement for any formal consents. Nevertheless the majority of the hedgerow will remain.
- The submitted location plan indicates the location of the proposed house, the existing dwelling, the two new dwellings to the west 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 the secure parking of cycles.
- 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 two 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 reached 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 100m of a busy bus route whereby buses provide travel into Waterlooville and Horndean.

In addition, and to promote travel by cycle, the proposed dwelling will have a secure and enclosed cycle shed to store 2 cycles.

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. Waterlooville'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.



Rear elevation of #89.



Rear garden of #89



View eastwards across site from former builders yard.



Office building to south, fronting London Road.



Position of proposed access – extend double yellow lines to prevent on street parking associated with shops.



View of 2 & 4 Summerhill Road with no on-site turning.