

Design and Access Statement

6 Rosemary Way
Waterlooville
Hampshire

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1. Introduction

- 1.1. This Design and Access statement has been prepared to support the following proposal:

Alterations and extension of existing bungalow including construction of new pitched roof.

This statement has been prepared by fusion|tp who act as planning consultants for the applicants.

- 1.2. No6 Rosemary Way is located on the south side of the street and on a prominent corner with Cotwell Avenue. The site comprises the curtilage of the property and is occupied by a single-storey bungalow.
- 1.3. The curtilage of the property comprises a roughly rectangular plot of land that is bounded to the south by the adjoining house onto Cotwell Avenue and to the west by No4 Rosemary Way. The site has vehicular access from Cotwell Avenue.
- 1.4. The applicants propose to construct extensions to the existing bungalow comprising a new pitched roof with barn hips and single-storey extensions to the front and rear elevations.
- 1.5. The applicants have had regard to prominent position of the site and the subservient appearance of the existing bungalow in relation to its surroundings. Having regard to the appearance of the site and in light of urban design guidance, specifically Urban Design Compendium II, it is considered that the width and depth of the site would provide a rare opportunity to carry out sympathetic extensions to increase the size of this family home.

2. Site Context

- 2.1. The site is located within the con-urbanised settlement of WaterlooVille, Widley and Purbrook, located to the east and west sides of of London Road. WaterlooVille, Widley and Purbrook developed as linear coaching settlements that followed the path of the A3 trunk route. The area is now a predominantly residential suburban commuter settlement. WaterlooVille, Widley and Purbrook have been allowed to coalesce into one larger settlement. The existing houses appear to have been developed since the early years of the 20th century, with most of the dwellings in the area erected in the 1920s and 1930s although some modern infilling and replacement has been permitted.
- 2.2. WaterlooVille is characterised by development fronting London Road with side roads serving a more suburban form, characterised by single and two-storey properties. There is a mix of detached and semi-detached properties.
- 2.3. No6 Rosemary Way is a detached single-storey bungalow. The property is set back from Rosemary Way affording the site a substantial front amenity space. The existing plot occupies a prominent corner position adjacent to the junction with Cotwell Avenue.
- 2.4. Rosemary Way is characterised by detached bungalows. Contrary to positive urban design practices the dwellings on the prominent corners are smaller than those within the centre of the road resulting in an urban form that steps down to rather than stepping up to the corner.

3. Policy Framework

National Policy

- 3.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF includes transitional arrangements for Local Authorities to either prepare a plan that would be NPPF compliant or adapt an existing post 2004 plan to be compliant.

Implementation of the NPPF

- 3.2. Paras 214 to 216 of Appendix 1 give relevant advice stating:

214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Sustainable Development

- 3.3. Paragraphs 6 and 7 of the NPPF sets out the Governments overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with

accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 3.4. Para 14 goes on to provide further emphasis on the focus towards sustainable development stating:

14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;

- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in this Framework indicate development should be restricted.

For **decision-taking** this means:

- approving development proposals that accord with the development plan without delay; and

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in this Framework indicate development should be restricted.

Design

- 3.5. Section 7 of the NPPF sets out the Government's Strategy for addressing design.

- 3.6. Paragraph 60 states:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

Local Policy

- 3.7. The Havant Borough Core Strategy was adopted on 1 March 2011 and sets out local planning policy until 2026. The Strategy sets out a vision for the

Borough which it intends to meet by seeking an appropriate balance between protecting the natural and built environment; delivering new economic growth and community regeneration; meeting the social needs of its communities and the prudent use of natural resources.

3.8. Policy CS16: High Quality Design - indicates that:

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. All development should demonstrate that its design:

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;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

4. Development Principles

- 4.1. The site is within the developed area of Waterloooville. As such, the development of this site to increase the size of the existing dwelling is acceptable in principle, subject to other policy considerations.
- 4.2. Rosemary Way is a suburban street with single-storey dwellings set in modest plots. This is characteristic of the style of development found within the wider area.
- 4.3. The single-storey scale of the existing building is out of character with the prevailing pattern of the street. The scale of the building, which steps down to the corner, is also inconsistent with contemporary best practice advocated within Urban Design Compendium II.
- 4.4. The adjoining houses do not have habitable room windows within their side elevations. Isolated windows are present serving the hallways and other circulation spaces. The proposed extensions have been positioned so that they do not result in significant projections beyond the front and rear elevations of the adjoining houses. Having regard to the site and location it is submitted that this proposal would have no significant effect on the amenity of the adjoining occupiers.
- 4.5. It is therefore considered that this type of development would be in character within the surrounding area and as such would be appropriate in relation to the urban grain and layout of development surrounding the application site. In principle, the development would accord with the aims and objectives of policy CS16 of the Core Strategy.

5. Design Appraisal

Use

- 5.1. The use of the existing house would not be altered. Whilst the size, and therefore the number of bedrooms within the property would increase, the property would still comprise and family home.

Amount

- 5.2. The proposed development has been restricted to only the amount of development required to provide the additions. This proposal would result with a dwelling that would have a footprint that would be consistent with the footprint of adjoining and surrounding dwellings within the wider area.

Layout

- 5.3. The layout of the site would be unchanged as a result of this proposal. The development retains the pattern of providing generous front and rear gardens. The layout of the site, as proposed, is in keeping with the prevailing pattern of development within the street.

Scale

- 5.4. The scale and design of the proposed house has been carefully considered. The proposed roof extension maintains the overall form of the existing roof whilst increasing its scale to match the adjoining houses on Rosemary War and Cotwell Avenue.

Landscaping

- 5.5. This proposal does not intend to add to the landscaped setting of the site or the surroundings.

Appearance

- 5.6. The design principles of the development take their inspiration from the existing street scene and the surrounding environment.
- 5.11. Adjoining and opposite the site are detached bungalows which are typical of the period in which they were built. The character within the surrounding area is one of varying types of properties of varying heights and design. It is this variety which gives the street its interest and character.
- 5.12. The design of the proposed additions seeks to relate to the established pattern of built form with a roof height and design that would relate to the remainder of the street and be appropriate in relation to the adjoining forms of development. In accordance with policy CS16 of the Havant Borough Core Strategy the design seeks to relate to the established pattern of development and would incorporate the use of appropriate materials, the details of which may be secured by a suitable condition.

6. Access Appraisal

- 6.1. When considering the form of development on this site significant weight was given to the means of access to and from the site.
- 6.2. This proposal seeks and new attached garage following demolition of the existing detached garage. Access to and from the application site would be from Cotwell Avenue via the existing access gates.
- 6.3. This proposal would therefore maintain the available car parking on the site at 2 car parking spaces. The proposal includes increasing the width of the gates to provide better access and ample space is included on the site to allow vehicles to enter and exit in a forward gear.
- 6.4. It is submitted that the proposal would comply with policies of the Core Strategy.

Conclusion

- 7.1. It is considered that the proposed development would comply with the relevant policies outlined within the Havant Core Strategy.
- 7.2. It is respectfully requested that the Planning Authority grant planning permission for the proposed development.

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