fusion|tp

2 June 2011
Our Reference: 20511
Your reference:

Design and Access Statement

17 London Road
Waterlooville
Hampshire



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making town planning simple

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1. Introduction

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

The construction of a two-storey, detached house to the side of No 17 London Road, Widley.

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

1.2. No 17 London Road is located on the west side of London Road and adjacent to its junction with Lily Avenue. The site comprises the curtilage of the property and is occupied by a two-storey semi-detached house.

1.3. The curtilage of the property comprises a roughly rectangular plot of land that is bounded to the south by No 15 London Road and to the west by No 1 Lily Avenue. The site has vehicular access from Lily Avenue.

1.4. The applicants propose to construct a two-storey detached house to the side of the existing house on what is currently part of the garden. Access to both the existing and the new dwelling would be taken from Lily Avenue.

1.5. The applicants have had regard to the width of the plot and the prevailing character of development within the surrounding area. It is considered that the width and depth of the site would provide a rare opportunity to construct a new family house. Such development would accord with the current need for two-storey family accommodation within Borough of Havant.

1.6. Initial contact with the Planning Officer raised no objection to the principle of development in this location, but expressed concern over the fact that the dwelling would be forward of the properties in Lily Avenue and that the design of the property as submitted would not be in keeping with the character of this section of London Road. (Appendix A).

1.7 The applicants have carried out community involvement which has focused on discussions with their immediate neighbours.

2. Site Context

2.1. The site is located at the southern end of London Road close to the administrative boundary of Havant Borough with the city of Portsmouth. Widley developed as a linear settlement along the line of the A3 London Road and comprises a predominantly residential area. The existing houses appears to have been developed since the early years of the 20th century, with most of the dwellings in the area erected in the 1920's and 1930's although some modern infilling and replacement has been permitted.

2.2. Widley 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, with a terrace of shops with accommodation over immediately to the north of the application site.

2.3. No 17 London Road is one half of a pair of larger semi-detached properties, set back from London Road, and at a higher level than both that road and the adjacent Lily Avenue. Both it and its neighbour, No 15, have land to the side currently used as garden land. No 17 is bounded by high conifers to the front, approximately 7 metres in height, while a clipped hedge, approximately 4 metres in height runs along Lily Avenue.



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1. Nos 15 and 17 London Road



2. No 17 viewed from the north

2.4 The character of the developments off London Road is different to that on London Road itself. The side roads are characterised by properties of similar design and built at the same time.

2.5 This difference in character is emphasised particularly at the junctions with the side roads, where properties have been built on London Road closer to those roads than the properties which face directly onto the side roads.

3. Policy Framework

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National Policy

Sustainable Development

3.2 Sustainable Development

3.3 The Government's sustainable development strategy "Securing the Future" (2005) sets out five guiding principles to achieve sustainable development, which are the basis for policy in the UK.

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

3.4 Planning Policy Statement 1 (PPS1): Delivering Sustainable Development" (2005), establishes overarching policies for the delivery of sustainable development through the planning system. It confirms that sustainable development is the core principle underpinning planning (para. 3) and that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- "making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life:

-Contributing to sustainable economic development;

-Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;

-Ensuring high quality development through good and inclusive design, and the efficient use of resources; and

-Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community."

3.5 PPS1 emphasises the Government's commitment to delivering strong, vibrant communities. Development Plans are to promote development that creates socially inclusive communities including suitable mixes of housing taking account of the social fabric of areas, accessibility and community needs to deliver safe, healthy and attractive places that support the promotion of health and well-being. (para. 16)

3.6 Para 18 notes that the conservation and improvement of the natural and built environment brings social and economic benefit for local communities and has a direct impact on the quality of life. Planning should seek to maintain and improve the local environment and help mitigate the effects of declining environmental quality.

3.7 Para 27 confirms that in delivering sustainable development local planning authorities should seek to:

- Promote urban and rural regeneration to improve the wellbeing of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities (ii);

- Bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land (viii);

- Enhance as well as protect biodiversity, natural habitats, the historic environment and landscape and townscape character (ix).

3.8 Para 33 advocates the need for good design. It states

"Good design is indivisible from good planning". Good design should, amongst other things, address the connection between people and places, be integrated into the existing urban form and consider the direct and indirect impacts on the natural environment.

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3.9 Housing

3.10 Planning Policy Statement 3 (PPS3): Housing (2010) sets out the planning policy framework for delivering the Government's housing objectives. Para 9 confirms that the key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

3.11 Para 10 explains that the planning system can help secure housing policy objectives by delivering sufficient quantity and mix of high quality, well-designed housing, including both market and affordable to support a variety of households, in suitable locations which offer a good range of community facilities and with good access to jobs, key services and infrastructure.

3.12 Para 13 advises that good design is fundamental to achieving high quality new housing and contributes to the overall goal of creating sustainable mixed communities. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

3.13 In identifying suitable locations for housing development, para. 36 states the priority for development should be previously developed land, in particular vacant and derelict sites and buildings. This objective is again set out at para. 40, whilst para. 45 emphasises the importance of using land efficiently. Para. 49 notes that when well designed and built in the right location, more intensive development can enhance the character and quality of an area.

3.14 A revision dated 9 June 2011 amended Annex B relating to the definition of brownfield land. It now reads:

"the definition includes defence buildings, but excludes ...
land in built-up areas such as residential gardens, parks, recreation grounds and allotments."

Notwithstanding the removal of gardens from the definition of brownfield land, PPS 3 still seeks to ensure the most efficient use of land and does not preclude development on garden land.

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3.15 Transport

3.16 The objectives of Planning Policy Guidance Note 13 (PPG13): Transport (2001) are to integrate planning and transport at the national, strategic and local level and to promote more sustainable transport choices. Para 3 notes that land use planning has a key role in delivering the Government's integrated transport strategy. By shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling.

3.17 Para 6 advises that housing should principally be accommodated within existing urban areas, planning for increased intensity of housing development at locations that are highly accessible by public transport, walking and cycling.

3.18 PPG13 advises that the design and layout of new development should create places that are safe (both in terms of road safety and personal security) and take account of crime prevention and community safety.

3.19 Local Policy

3.20 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.

3.21 Policy CS9: Housing states:

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

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.

2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.

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.**

6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.

7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.

8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

(Those sections highlighted above are considered relevant to this application).

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3.22 Policy CS14: Efficient Use of Resources - requires development to be environmentally friendly and use renewable energy where possible.

3.23 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.

3.24 Currently the requirement for developer's contributions are set out in the Havant Borough District Wide Local Plan which sets out the policy background for the following:

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- Provision and Improvement of Playing Space (Policy R17)
- Transport (Policies T10 and IMP1)

3.25 Policy 17 acknowledges that most residential development is not large enough to enable viable on-site provision of playspace, therefore contributions will be collected in area based financial 'pots' that will be spent on either creating new facilities or improving facilities when sufficient funds have been accumulated.

3.26 Supplementary Planning Guidance was adopted by the Borough Council on 26 October 2004 to implement the requirements of Policy R17.

3.27 Hampshire County Council, as Highway Authority, adopted a Transport Contributions Policy in September 2007. Financial contributions are to be spent on improvements to transport and the highway. Money collected in the Borough of Havant will only be spent in the Borough.

4. Development Principles

4.1. The site is within the developed area of Widley, within the larger settlement known as Waterlooville. As such, the development of this site to form two houses is acceptable in principle, subject to other policy considerations.

4.2. The revision to PPS3 removed the presumption for the sub-division of garden plots in to two or more residential sites. This was achieved by the inclusion of residential gardens within the list of exclusions. The alteration to this policy cannot be interpreted as a moratorium of development within garden land. It must therefore be demonstrated that development of this type is appropriate in all other respects.

4.3 It will be noted that the Planning Officer did not raise this as a matter of concern in the pre-application advice (Appendix A).

4.4 Whilst London Road can be described as a linear street with dwellings facing the road, there is much variation in the layout, size and style of dwellings. This is characteristic of the style of development found within the wider area.



1. 13 London Road

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2. 11 London Road

4.5 The difference between the individually designed dwellings in London Road and the more contemporary/inter/post war development in the roads behind is particularly marked.



3. Lily Avenue looking towards London Road

4.6 The curtilage of No 17 London Road is larger in terms of its width, than most properties in the locality, reflecting how the site was set out by the original developer and the requirements of that time.

4.7 The subdivision of the curtilage into two plots would result in the original house and frontage being retained with a plot size which would be more in keeping with the plot sizes found within the surrounding area, and a density of development that would be more appropriate to today's requirements.

4.8 There are a number of examples of development that have been constructed fronting London Road, but forward of the properties to the rear facing their respective side roads. It is considered that these examples have already set the character and appearance of London Road and the surrounding area. Closest to the application site are:

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4. Lansdowne Avenue looking east from London Road



5. No 9 London Road, on corner of Hillside Avenue

Further examples can be seen in neighbouring roads.

4.9 Not only is there a clear distinction between the styles of development between London Road and the surrounding side streets, it can also be seen in photo. 3 above that the views back along Lily Avenue to the application site are obscured by existing planting, such that any new dwelling would not be read as part of the street scene.

4.10. 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.

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5. Design Appraisal

5.1 An appraisal of the scheme using Building for Life criteria is attached as Appendix B. This indicates a score of 17.5 out of 20 ranking it Very Good. On 15 June 2011 Grant Shapps, Decentralisation Minister, published the draft presumption in favour of sustainable development. This states:

"There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible"

As indicated by this appraisal the proposal is exceedingly sustainable both in location and in design.

Use

5.2. The proposed dwelling would be used to provide an additional unit of open market housing. The applicant seeks to provide a detached four bedroom, family house for their own use.

5.3. As discussed within Section 4 of this statement, notwithstanding the alterations to PPS3, it is considered that the sub-division of the plot to allow two houses is acceptable in principle and would accord with the character of development that has been carried out within the wider area.

Amount

5.4. The proposed development has been restricted to only the amount of development required to provide one additional house.

5.5. The footprint of the proposed house is identical to the existing properties at Nos 15 and 17 London Road. The internal layout of the house would similarly reflect that at No 17 with the entrance and stairwell on the northern side of the house. The main aspects would be east-west and there would be only an obscurely glazed bathroom window on the southern elevation to protect the privacy of future occupiers of no. 17. Overall the house would be a similar size to No 17 London Road and would maintain a balance of property sizes across the application site.

5.6. It should be recognised that it would be possible to extend No 17 towards Lily Avenue which would have the same impact upon the relationship with the properties in the adjoining road, but attract no objection from the local planning authority.

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Layout

5.7. Dwellings within London Road face onto the street. This pattern is repeated within the surrounding area.

5.8 Much consideration has been given as to how the plot should be developed. Thought was given as to whether the plot should be sub-divided such that the new property would front Lily Avenue. However there is insufficient depth to provide a property in character with the properties in that street and retain a reasonably sized rear garden. Concern was also had regarding potential overlooking of the rear garden of No 15.

5.9. By building alongside No 17 and fronting London Road the proposed development would retain the existing house and the bulk of its front and rear amenity spaces. The proposed house would be positioned to the side of the existing house and would take the side garden adjacent to the boundary with Lily Avenue. This layout was selected as it would repeat the form of development found within the surrounding area, and provide an additional house that faces onto the street.

5.10. The proposed layout would maximise the distance between the proposed house and the nearest dwelling. Would maximise the distance between habitable room windows and would allow an east-west arrangement with natural light and outlook taken from the front and rear windows. It is considered that the proposed layout would not give rise to a significant impact on the amenity of adjoining and surrounding occupants and would therefore accord with the requirements of policy CS16 of the Core Strategy.

Scale

5.11. The scale and design of the proposed house has been carefully considered. The building has been designed with a floor-to eaves and floor to ridge height to reflect the appearance of buildings within the surrounding area.

Landscaping

5.12. The location of the proposed building has been chosen in order to retain an area of private garden to the front and rear of the development.

5.13. This proposal does not intend to add to the landscaped setting of the site or the surroundings. The existing planting to the boundaries with London Road and Lilly Avenue are intended to be retained, and a condition requiring this is acceptable.

Appearance

5.14. The design principles of the development take their inspiration from the existing street scene and the surrounding environment.

5.15. Nos 15 and No 17 London Road are a pair of semi-detached properties, typical of the period in which they were built. The character along London Road is one of varying types of properties, both detached and semi-detached, of varying heights and design. It is this variety which gives the street its interest and character.

5.16. The design of the proposed house seeks to relate to the established pattern of development with a roof height and design that would relate to the remainder of the street and would be subservient to No 17 London Road. 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.

5.17 The approach taken of using a traditional design is felt to be appropriate for this location, and this opinion is encouraged by the new dwelling at No16 London Road, opposite, which has been designed to a style reminiscent of the early 20th century.



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No 16 London Road

5.18 Regard has been had to the Planning Officer's initial concerns regarding the design and the height of the building has been raised by 500mm.

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. It is recognised that garden development within corner plots is often affected by access issues, especially where it is onto a busy corner In addition, the incorporation of a second vehicular access can appear to be out of character within the street scene.

6.3. In this instance, the applicants have sought to simplify the access to the site by re-using the existing driveway that is to the rear of No 17 London Road.

6.4. At present, this is an existing access off Lily Avenue serving the garage and hardstanding of No 17 London Road. The driveway is in daily use by the applicants. Visitor parking to the existing house is provided in front of the garage or by on-street car parking in Lily Avenue.

6.5. This proposal therefore seeks to re-utilise and widen the existing access to provide parking to both buildings.



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Existing access to 17 London Road and 1 Lily Avenue

6.6 The new property would have the benefit of a garage and two on-site parking spaces.

6.7 Regard has also been taken to the location of the property on a main bus route running from Horndean in the north to Portsmouth in the south. The site is served by First Bus services 41 and 45 providing services every 15 minutes to Waterlooville town centre and to Portsmouth city centre. Bus stops are available close to the application site.

6.8 It is submitted that the proposal would comply with the policies of the Core Strategy.

Conclusion

7.1. It is considered that the proposed development would comply with the relevant saved policies outlined within the Havant Core Strategy.

7.2. Whilst the proposal is on garden land it is considered that, in all other respects, the proposal would comply with the spirit of PPS3 and other, relevant, saved policies. As such the development proposed can be considered acceptable in this instance.

7.3. It is respectfully requested that the Planning Authority grant planning permission for the proposed development.

7.5. The applicants are aware that developer contributions, in the form of planning obligations towards Open Space, Transport and Education may be required. The applicants respectfully remind the Planning Authority that, in accordance with relevant guidance within Circular 05/05, the authority must advise the applicants which projects these obligations are required for and that this must be within a reasonable distance of the application site.

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Prepared by: KO
Draft Completed: 12/06/11
Forwarded to Client:
QC Check by: JM - 14/6/11
Final:

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Appendix 'A'

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Our Ref: GEN/11/00484
Direct Line: (023) 9244 6518
Ask For: Mrs R Hebden
Email:planning.development@havant.gov.uk
23 May 2011

Dear Mr Barlow,

Site Address: 17 London Road, Widley, Waterlooville, PO7 5AT
Proposed Development: Proposed erection of 1No. 4 bedroom dwelling on land adjacent to 17 London Road, Widley

I am writing to you further to the receipt of your letter and plans: D.0309.001, D.0309.002.01and D.0309.003. I apologise for the delayed response.

The proposed dwelling is positioned on a corner plot between London Road and Lily Avenue. It is therefore important that the development respects the character of both roads. The buildings on the south side of Lily Avenue are set back from the front of the plot be an equal distance creating a uniform building line. The proposed property would protrude between 5 and 6 metres beyond this building line. In my opinion the protrusion of the proposed property beyond the building line would constitute a departure from the established pattern of development which would have a detrimental impact on the character of Lily Avenue. The proposal would therefore be contrary to policy CS16 of the Havant Borough Core Strategy and PPS1.

I am also unconvinced that the property would be in keeping with the character of this section of London Road as the proposed property is out of proportion with the neighbouring properties; no's 15 and 17. I would therefore not be willing to provide officer support should an application for Planning

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APPENDIX B

BUILDING FOR LIFE ASSESSMENT – (insert site address here)

Question	Consideration	Points
Environment and Community		
1. Is it close to community facilities?	Site is adjacent to local shops with public house opposite. Easy access by public transport to local centres. PPS1, PPS3, PPG13. Core Strategy CS9	1
2. Does the accommodation reflect the needs and aspirations of the community?	Provides 4-bedroom house, suitable for needs of local families, suitable for households moving up the property ladder. PPS3. Core Strategy CS9	0.5
3. Does the tenure mix reflect the needs and aspirations of the community?	Private dwelling	0.5
4. Is there easy access to public transport?	Site is on main bus route from Waterlooville to Portsmouth with regular bus services. Nearby bus stops. Buses direct to Cosham railway station. PPS1, PPS3, PPG13. Core Strategy CS9	1
5. Does it have any features that reduce its environmental impact?	Intention to provide solar panels or other renewable energy/energy saving devices. PPS1, PPS3, Core Strategy CS14, CS16	1
	Total for Section	4
Character		
6 Is the design specific to the scheme?	Site has been prepared for an architect to the client's specifications, to reflect the character of local properties. PPS1. Core Strategy CS9, CS16	1
7. Does it exploit existing buildings, landscape or topography etc.?	Existing building and hedges to be retained. Core Strategy CS16	1
8. Does it feel like a place with distinct	Individual design and existing character of street give	1

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character?	distinct character. Core Strategy CS16	
9. Do the buildings and layout make it easy to find your way about?	Property faces London Road with pedestrian access off that road. Vehicular access off Lily Avenue. Core Strategy CS16	1
10. Are streets defined by a well-structured building layout?	Very distinct character to London Road which the property seeks to retain and build upon. Core Strategy CS16	1
	Total for Section	5
Streets, Parking and Pedestrianisation		
11. Does the building layout take priority over the streets?	The building layout and streets are defined by the existing. The proposal follows the existing character. Core Strategy CS16	0.5
12. Is the car parking well integrated?	Car parking is provided to the rear of the property. Due to levels this is very discreet and does not impinge on street scene.	1
13. Are the streets, pedestrian, cycle and vehicle friendly?	There are dedicated pavements and a cycle lane outside the property. There are dedicated bus/cycle lanes further along London Road.	1
14. Does the scheme integrate with existing streets, paths and surrounding development?	The scheme has been designed to follow the existing character of the local development. Core Strategy CS16	1
15. Are public spaces and pedestrian routes overlooked and do they feel safe?	The property will have overlooking windows to both London Road and Lily Avenue, adding to the existing feeling of security. Core Strategy CS16	1
	Total for Section	4.5
Design and Construction		
16. Is public space well designed and suitably managed?	Only public space are the private gardens and hedges, which will be maintained by the occupants.	1
17. Do the buildings exhibit architectural quality?	The dwelling has been designed by a local architect in a similar style to the existing.	1

	Core Strategy CS16	
18. Do internal spaces and layout allow for adaptation, conversion or extension?	Being a 4-bedroom family house, there is scope to change the internal layout. The provision of a wet room on ground floor allows for use of adjacent room as bedroom as the needs of the family alter during its occupancy. Core Strategy CS16	1
19. Does the scheme make use of advances in technology that enhances its performance, quality and attractiveness?	Not known at this stage	0
20. Does the building outperform statutory minima?	Client wishes to incorporate renewable energy/energy saving features. Core Strategy CS14	0.5
	Total for Section	
	Total	17.5

Scores out of 20	
0 – 5	Poor
5.5 – 10	Average
10.5 – 15	Good
15.5 – 20	Very Good

Date 20 June 2011

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