

40 Hart Plain Avenue, Waterlooville

Planning Design & Access Statement

December 2011

WILSON
DESIGNER HOMES

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1.0 Introduction

WYG Planning and Design has been instructed by Wilson Designer Homes to prepare and submit a detailed planning application for residential redevelopment at number 40 Hart Plain Avenue, Cowplain.

This statement is a key supporting document to the planning application and provides a summary of the evolution of the planning application. It also seeks to address the concerns raised by Officers during preliminary discussions regarding the current proposal.

This document provides a description of the site and its surroundings and sets out the planning policy context followed by a description of the proposed development and justification for the design approach taken.

This Design and Access Statement should be read in conjunction with the application forms, plans and the following additional supporting documents:

- Arboricultural Report and method Statement (Eco Urban Consulting)
- Landscape Strategy (TGD Landscape Design)
- Noise Assessment (WYG Environment)

This planning application proposes 4no. semi-detached dwellings and follows the approval of an application for 3no. dwellings in November 2010.

As set out in preliminary discussions with the Council, the applicant has been waiting for improved market conditions to implement the 2010 planning permission for 3no. dwellings. A recent market assessment concluded that two/three bedroom properties would be preferable in this particular location and therefore more likely to sell or provide a viable rental return. On this basis the applicant has sought to design a proposal which draws heavily on the approved design and layout of the 2010 scheme, whilst seeking to make more efficient use of the site and respond to market conditions.

In November 2011 the Government published Laying the Foundations: A Housing Strategy for England, which seeks to promote and expand the delivery of housing nationally. Having carefully assessed the site constraints, this site can accommodate 4no. dwellings which will go some way towards meeting the Governments housing delivery objectives.

2.0 Site and Surroundings

Hart Plain Avenue is a well used thoroughfare which links the A3 (London Road) towards the centre of Waterlooville. The application site is situated to the north of the road and comprises a broadly rectangular plot which extends to 0.12 hectares in size.

At present a chalet bungalow of unremarkable appearance sits in a position centrally within its large plot. The site sits within a predominantly residential area, however adjoins a Brethren meeting hall at its western boundary and is opposite Cowplain Community School which is located to the south of Hart Plain Avenue.

To the east and northern boundaries of the site are existing residential dwellings. A street scene accompanies the application which illustrates the varied nature of dwellings within the vicinity of the application site. The two dwellings which front Silverster Road and back on to the sites northern boundary are of more recent construction and uniform in their appearance.

There are a number of trees at the site which are on the whole confined to its boundaries. A mature hedge also runs along the length of the sites eastern and northern boundaries. It is intended to retain this hedge and supplement the existing planting elsewhere in order to create a strong means of visual enclosure for the site.

The application site is situated within 400 metres of Cowplain district centre which offers a selection of shops and services, and within 1.5 km of Waterlooville Town centre which contains a higher number of shops services and facilities. Adjacent to Waterlooville Town centre is also a large commercial area which alongside the Town Centre itself offers a range of employment opportunities.

The site is also situated directly adjacent to a bus stop which provides a regular service to Waterlooville Town centre and the surrounding settlements.

It is considered therefore that the application site is situated at a sustainable location within the heart of the urban area and should therefore be considered as a first choice for new residential development.





3.0 Planning Policy

Government Guidance

Paragraph 27 of Planning Policy Statement (PPS1) refers to delivering sustainable development. Point (viii) states that the planning process should "Promote the more efficient use of land".

Current government guidance in relation to housing is set out within Planning Policy Statement 3 (PPS3) published in November 2006, (updated 2010). The primary objectives for housing set out in paragraph 10 of PPS3 specify that the planning system should deliver:

- *"High quality housing that is well designed and built to a high standard.*
- *A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.*
- *A sufficient quantity of housing taking into account need and demand and seeking to improve choice.*
- *Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.*
- *A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate".*

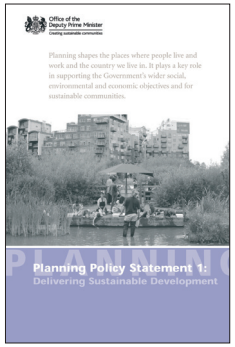
In March 2011 the Chief Planning Officer for the Department of Communities and Local Government, Steve Quartermain, issued a letter to all Chief Planning Officers of Local Authorities reiterating the Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. The Government's clear expectation is that the answer to development should wherever possible be 'yes,' except where this would compromise the key sustainable development principles set out in national planning policy

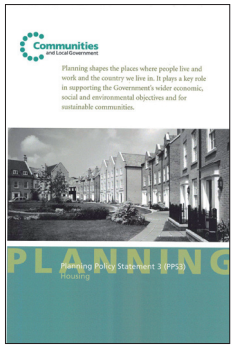
The publication of the Draft National Planning Policy Framework (NPPF) followed in July 2011 and introduced a presumption in favour of sustainable development generally. Paragraph 62 relates to determining applications and states as follows.

"In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development."

Paragraph 110 of the draft framework relates to housing development and states that the presumption in favour of sustainable development means that

"The presumption in favour of sustainable development means that Local Plans should be prepared on the basis that objectively assessed development needs should be met, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."





3.0 Planning Policy

The Development Plan

The development plan for the area comprises the Havant Borough District Wide Local Plan (Adopted 2005) .

The Local Plan was adopted on the 30th September 2005 but as a result of the Planning and Compulsory Purchase Act 2004 it was only able to be used for 3 years after its adoption. As that three year period expired on the 30th September 2008, the Saved Policies from the Havant Borough District Wide Local Plan form part of the Havant Borough Local Development Framework.

Many policies from the Local Plan have been saved for continued use for development control purposes and in time these policies will be superseded or replaced by Local Development Framework documents. The relevant saved Policies are summarised within the following text.

Policy H5 is titled Density of Housing Development. It sets out that in order to best manage scarce land resources and to meet the present and projected need for small dwellings, housing developments will only be permitted if the proposed density is not less than 30 dwellings per hectare unless there are access and/or environmental constraints to development. The four dwellings proposed equates to a density of 33 dwellings per hectare which sits below the suggested density and is appropriate in this context.

Policy H6 is titled Range of House Types and Sizes. It highlights that new housing development schemes will be expected to provide a range of dwelling types and sizes which shall include a generous element for smaller households. The application proposes a mix of sizes of property within the form of two semi detached and two detached houses. In terms of the development options which this site offers it is considered that this form of development is most appropriate with the size of the site and its location not lending itself to apartments or terraced housing.

Policy D1 is titled High Quality Design. It sets out a number of development control criteria to which any new proposal must conform. The Policy and its criteria are listed below:
"Development will be permitted provided that it achieves [in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials (finished, details, features) spaces and views] all of the following:

- Creates an attractive environment which has its own distinctive identity but which respects and enhances local character.
- Ensures the efficient use of land.
- Provides safe and convenient access to facilities and Does not adversely affect the amenities of occupiers of neighbouring properties.
- Includes existing built and natural features such as trees, walls, watercourses and historic boundaries.
- Reduces the possibility of crime and antisocial behaviour.
- Maximises solar gain and energy conservation.
- Maximises water conservation and utilises sustainable urban draining systems. "



4.0 Development Proposal

This planning application seeks permission for 4no. semi-detached chalet style dwellings which reflect the prevailing character of this section of Hart Plain Avenue.

Assessment of Site Constraints

Eco Urban Consulting were instructed to provide advice as to the constraint which existing trees posed to development and to ensure that existing trees are considered at design stage, safeguarded through the construction phase and thereafter.

TGD Landscape Design were also instructed to assist with the landscape proposals for the site and have designed a comprehensive landscape strategy for the site which retains a large proportion of the existing planting and supplements this with additional planting and boundary screening to help soften and screen the development.

WYG Environment have been instructed to undertake a noise assessment which considers the likely noise generation associated with vehicle movements and parking and whether these activities will impact on the amenity of the neighbouring properties and the dwellings proposed within the application site.

Design and Layout Considerations

The Officer's Report for the 2010 permission for 3no. dwellings (Ref: APP/10/00477) is attached at Appendix 1 of this statement. The report identifies a number of Design and Layout considerations which are similarly relevant for this application.

As such we have sought to address these considerations in the order that they appear within the report and demonstrate that this application is acceptable in every respect.

'Nature of the development and the effect on the streetscene'

This section of the Officer's report dealt with the impact of the development on the character and appearance of the site.

This application treats of the frontage of Hart Plain Avenue in the same way as the approved scheme for APP/10/00477, incorporating a pair of semi detached dwellings, the size and design of which reflect the style of a number of dwellings found within the vicinity of the site. This design approach was considered acceptable for APP/10/00477 and as such it is considered acceptable for this application.



Rear view of existing dwelling



Front elevation of existing dwelling and mature screen at eastern boundary

4.0 Development Proposal

Paragraph 7.4 of the Officer's report makes reference to views into the site from Hart Plain Avenue, which it states contribute to the character of the area. It goes on to suggest that the balance between hard and soft landscaping within the plot is crucial to retaining this character. It makes specific reference to the positive contribution of landscaping along the access drive, the retention of the existing boundary hedge on the eastern boundary of the site and the retention of trees along the frontage. This application retains all of these features and is complemented by a comprehensive landscape strategy which further enhances the character and appearance of the site.

The report also refers to the balance between built and unbuilt spaces within the plot and makes positive comments regarding the separation distances between the buildings and site boundaries. This application retains these separation distances and as such the proposal is considered acceptable in this respect.

Paragraph 7.5 of the report relates to the density of development and refers to the deletion of indicative minimum densities within PPS3. Whilst this is relevant, so too is the overarching principle of sustainable development set out in PPS1 which states that planning should make efficient use of land. Notwithstanding other material considerations, in our view the appropriate density of development for this site should be determined principally by the character of the area and the likely impacts on neighbouring amenity.

In assessing this point the report refers to the redevelopment of Glenmore Gardens as being comparable. This application has sought to address the Officer's concerns by retaining buildings in the same positions and with the same footprints as were considered acceptable under APP/10/00477. The proposed layout incorporates a comfortable balance between buildings and open spaces, and the proposed development is considered to be more spacious in character than Glenmore Gardens.



View west along Hart Plain Avenue



Brethren meeting hall to the western boundary of the site and recently constructed residential development beyond

4.0 Development Proposal

'Impact on residential amenity'

The Officer identified a number of issues which were considered important to the in overcoming potential impacts on the residential amenity of neighbouring properties at no.38 and no.42. We have addressed these issues as follows:

Separation distances between buildings – the side-to-side and front-to-back separation distances which were considered acceptable for APP/10/00477 have been retained with this application.

Scale, bulk and massing – the additional dwelling has been provided by subdividing the approved detached chalet bungalow to the rear of the site on the same footprint to form a pair of semi-detached dwellings. Consequently, the overall footprint of the proposed dwellings is identical to that which was approved under APP/10/00477. Furthermore, the ridge height of the proposed pair of semi-detached dwellings to the rear of the site is 0.7m lower than the detached chalet bungalow approved under AP/10/04477. As such the overall scale, bulk and massing of the development has been reduced. The Officer's report for APP/10/04477 accepts that the previous application did not result in any overbearing relationships. The same is true of this application

Overlooking/Privacy – the Officer sought to limit fenestration in side elevations and where necessary these should be obscure glazed windows. The proposed development complies with these parameters and there is no overlooking of neighbouring properties. Paragraph 7.10 of the report refers to the relationship with the Brethren Hall at no.42 and concludes that the garage and landscaping proposed in APP/10/04477 provided a suitable buffer for plot 3. A carport has been retained as part this application and the western boundary will be landscaped in a similar fashion to APP/10/00477. Consequently, this relationship is considered to be acceptable.

Retention of existing landscaping – the existing hedge on the eastern boundary was considered to be important for screening and as an acoustic buffer. This has been retained in accordance with the Officer's comments.

Parking and Circulation - This application includes car parking and cycle storage in accordance with Hampshire County Council's parking standards. The 8 car parking spaces necessary for the development can be accommodated easily within the site without significantly altering the layout approved under APP/10/00477. As such the balance between hard and soft landscaping within the site is largely unchanged to that which has previously been considered acceptable. This application includes a comprehensive landscape strategy for the site which retains a large proportion of the existing vegetation and supplements this with additional planting and surface treatments which help the development and soften its appearance.

WYG Environment were instructed to undertake a noise assessment which considers the likely noise generation associated with vehicle movements and parking and whether these activities will impact on the amenity of the neighbouring properties of the proposed dwellings. The assessment concludes that internal noise levels within the site and at the adjacent properties (including Meeting Hall, No.38 and No.44) would be 'reasonable' with windows open and 'good with windows closed. Similarly, the report demonstrates that noise levels within gardens (private amenity space) serving these properties are 'good'. As such the proposed development will not result in any detrimental noise impacts.

Parking and highway implications:

The previous access and parking arrangement is recorded as being acceptable to the Council's Development Engineer. The same arrangement has been retained in this application. The car parking and cycle storage provision is in accordance with Hampshire County Council standards.

5.0 Conclusion

The application proposes the residential redevelopment of an under used site at a sustainable location within the urban area.

The existing chalet dwelling is of little architectural merit, requires a significant level of remedial work to its roof and offers very little to the visual amenity of the area in its current form.

The proposed development has been designed following a consultation exercise with the adjoining occupiers and officers at Havant Borough Council. Eco Urban Consulting and TGD Landscape Ltd were commissioned to provide an arboricultural assessment and hard and soft landscaping strategy for the site which have heavily informed the design process.

It is concluded that the density of the proposed development, which incorporates a pair of semi detached chalet style properties at the site frontage and a pair of semi detached dwellings within the body of the site, is sympathetic to its surroundings and safeguards the amenity of adjoining occupiers. The proposed development will provide new homes within ample and well landscaped plots which create an attractive high quality environment for future occupiers.

The proposed development accords with the relevant policies of the development plan and national planning guidance. It offers a high quality living environment for future residents and brings back into beneficial use this site within the heart of the urban area.



Landscape Plan