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Design and Access Statement

1 Sparsholt Close
Leigh Park
Havant
Hampshire

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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 extension to the side of No1 Sparsholt Close to form a single dwellinghouse.

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

1.2. No1 Sparsholt Close is located on the west side of Sparsholt Close and adjacent to its junction with a private access road serving a parking court to the rear of Nos 61 to 71 Park House Farm Way. The site comprises the curtilage of the property and is occupied by a two-storey end-of-terrace house.

1.3. The curtilage of the property comprises a roughly triangular plot of land that is bounded to the north by No3 Sparsholt Close and to the south and west by an the existing access and parking court. The site has no vehicular access to the parking court. A single-storey garage has, however, been constructed within the rear garden .

1.4. The applicants propose to construct a two-storey extension to the side elevation of the existing house to form a new dwelling. The existing plot would be sub-divided to form two plots. Access to the new dwelling would be taken from Sparsholt Close.

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 Havant.

1.6. 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 within the Leigh Park area of Havant. Leigh Park is a modern (1950's) extension of Havant that was constructed to accommodate wartime refugees from Portsmouth. Development within Leigh Park is characterised by its planned arrangement of streets, open spaces and built form that is typical of suburb expansion of the time.

2.2. Leigh Park has a characteristic suburban grain. The road network forms a planned mix of spine and distributor roads. Built form is set back from the road frontage in order to give a feeling of spaciousness whilst maintaining a relativity high density. Development within the area is characteristically suburban with a modest mix of semi-detached and terraced houses interspersed by 2 and 3 storey blocks of flats.

3. Policy Framework

National Policy

Sustainable Development

3.1. 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

3.2. 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."

3.3. 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)

3.4. 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.

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

a) 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);
b) 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);
c) Enhance as well as protect biodiversity, natural habitats, the historic Environment and landscape and townscape character (ix).

3.6. Para 33 advocates the need for good design. "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.

Housing

3.7. 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.

3.8. 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.

3.9. 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.

3.10. 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.

3.11. 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.

Transport

3.12. 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.

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

3.14. 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.

Local Policy

3.15. The Local Policy Framework includes policies within the Havant Borough Core Strategy which was adopted on 1 March 2011. The Core Strategy includes Strategic Policies (Numbered 1-21) and Development Management policies (Numbered 1-16) The relevant policies include: CS8 (Community Safety), CS9 (Housing), CS14 (Efficient Use of Resources), CS16 (High Quality Design), CS21 (Developer Requirements) and DM13 (Car and Cycle Parking on Residential Development). This should not be read as an exhaustive list.

3.16. Policy CS8 Community Safety is relevant to the proposed development. Points 3 and 4 of the policy state: Planning permission will be granted for development proposals that....3. Maximise opportunities for natural surveillance through good design. 4. Maximise the amount of 'defensible space' that is controlled or perceived to be controlled by residents.

3.17 Policy CS9 Housing is particularly relevant. This policy states that planning permission will be granted for housing proposals that will (inter-alia)

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

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.

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.

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.

3.18. Policy CS14 Efficient Use of Resources states that planning permission will be permitted for residential development that meets Level 3 of the Code of Sustainable Homes.

3.19. Policy CS16 High Quality Design is a substantive policy that seeks to ensure that new development within the Borough is of the highest quality design both in itself and in relation to the surrounding environment. The policy requires that all development should demonstrate that its design (inter-alia):

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

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;

The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking;

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

4. Development Principles

4.1. The site is within the developed area of Havant. 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. This definition has recently been the subject of a number of appeal decisions. In one such case the Inspector considered that PPS3 still seeks to ensure the most efficient use of the land and as such does not preclude development on garden land. This view is also supported within the relevant Inspectors Advice Note: PPS3: Housing - Removal of garden land from the definition of previously developed land and removal of indicative minimum density.

http://www.planningportal.gov.uk/uploads/pins/advice_for_inspectors/pps3_revision_on_garden_land.pdf

It must therefore be demonstrated that development of this type is appropriate in all other respects.

4.3. Whilst Sparsholt Close can be characterised as a roughly linear cul-de-sac with terraced dwellings facing the road, there is some variation in the layout, size and style of dwelling. This is characteristic of the style of development found within the wider area.

4.4. The curtilage of No 1 Sparsholt Close is significantly larger,in terms of its width and depth, than any adjoining property. This is due to how the site was set out by the original developer.

4.5. The subdivision of the plot into two plots,of roughly equal size, would result in the original house and frontage being retained, 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, in accordance with policy CS16 of the Havant Borough Core Strategy.

4.6. 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 policies CS9 and CS16 of the Core Strategy.

5. Design Appraisal

Use

5.1. The proposed dwelling would be used to provide an additional unit of open market housing. The applicant is mindful of the Borough Council's Housing Needs Assessment and has used this document to inform the proposed

development. The proposal would provide two units of family accommodation each with at least two bedrooms and adequate amenity space for two families.

5.2. As discussed within paras 4.1 to 4.6 of this statement, notwithstanding the alterations to PPS3, it is considered that the sub-division of the plot into two houses is acceptable in principle and would accord with the character of development within the wider area.

Amount

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

5.4. The footprint of the proposed house is similar to the property at No1 Sparsholt Close. The internal layout of the house would be handed in order to place stairwells, bedrooms and kitchens next to each other. Overall the house would be a similar size to No1 Sparsholt Close and would maintain a balance of property sizes across the application site.

5.5. It should be recognised that a corner plot of this width and depth could, if the applicants were so minded, accept a greater quantum of development. However, in this case, the scope of the proposal has been restricted to provide a single house.

Layout

5.6. Dwellings within Sparsholt Close face onto the street. This pattern is repeated within the surrounding area.

5.7. 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 Harbour Way. This layout was selected as it would repeat the form of development found within the surrounding area and provide an additional house that faced onto the street.

5.8. The proposed layout would maximise the distance between the proposed house and the nearest dwelling. It would also 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

5.9. 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

5.10. The location of the proposed building has been chosen in order to retain a large area of private garden to the front and rear of the development. The existing front, side and rear gardens do not add any value to the landscaped appearance of the site and its surroundings.

5.11. This proposal does not intend to add to the landscaped setting of the site or the surroundings, however it is intended that the condition of the garden would be improved as a result of the proposed development.

Appearance

5.12. The design principles of the development take their inspiration from the existing streetscene and the surrounding environment.

5.13. 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 terrace and would be subservient to No1 Sparsholt Close . In accordance with policy CS16 of the 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. It is recognised that garden development within corner plots is often effected 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 providing a new driveway to the plot to serve the existing house. Additional parking for the proposed development is provided within the rear garden of the proposed house, on the site of an existing garage.

6.4. This form of access is repeated within the street and is otherwise considered to be 'permitted development' subject to the conditions set out within the General Permitted Development Order 1995 (As Amended).

6.5. As such it is submitted that the proposal would comply with policy DM13 and DC28 of the core strategy.

Conclusion

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

7.5. The applicants are aware that developer contributions, in the form of planning obligations 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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