Erection of 1no Three Bed Dwelling with Access from Westbourne Close. Resubmission of APP/10/00430

Land Adjacent 8 Westbourne Avenue, Emsworth

Design & Access Statement

Introduction

- Planning application APP/10/00430 proposed a 2 bedroomed chalet bungalow on this plot.
- Permission was refused on 20 September 2010 with officers being concerned that the size and shape of the plot would not allow for development of a standard compatible with the surrounding development.
- This scheme has been designed specifically to address the concerns raised. It proposes a house, in keeping with properties to either side and has less ground coverage.

Assessment of physical context

- This application seeks to construct 1no three bedroomed house on land to the east of 8 Westbourne Avenue, Emsworth.
- It comprises vacant land at the junction of Westbourne Avenue with Westbourne Close.
- It is located at a transition point where the detached houses in Westbourne venue change to bungalows in Westbourne Close.
- The existing house at #5 is a post war housing estate house of no distinct style.

Social/economic context and planning context.

- The benefits of this development are to ensure that maximum use is made of urban land within the Emsworth area – thus making a valuable contribution to the LPAs unidentified sites housing figures.

- It will provide 1 dwelling for a small family.
- 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 on land within the built up area wherein there is a presumption in favour of development being permitted.

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 form of the development chosen – ie a house echoes the immediate style of properties around the site.

Design Principles

- Having regard to the advice contained within PPS3 it Is considered that a design response, which incorporates the characteristics of existing developments within this part of Emsworth, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.
- Being between 8 and 10 Westbourne Avenue in terms of streetscape, provides the logic for the selection of a house on this corner plot.

Amount of development

- A single 3 bedroomed house is proposed.

Layout

- The proposal lies to the east of 8 Westbourne Avenue, Emsworth.
- The proposed dwelling reflects the nature of the site – having a north-south alignment.
- To ensure that the elevation facing Westbourne Close is not oppressive,

landscaping in the form of laurel hedging is proposed – this will assist in breaking up the bulk of the side elevation.

- Frontage parking has been avoided in order to provide an appropriate setting to the dwelling. Parking is to be provided to the rear, at the southern end of the site.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this vacant site at a density appropriate to the character of the area.

Scale

- The building is two storey.

Landscaping

- The site is currently devoid of landscaping.
- Existing boundaries will remain as they are and then be supplemented by laurel hedgerow planting along the frontages to both Westbourne Avenue and Close.

Appearance

- In terms of design the scheme draws on the varied mix of dwellings in the locality and seeks to ensure that a quality dwelling is constructed.
- Multi stock bricks and plain tiles will be used along with stone detailing to window heads.

Access

- Pedestrian and vehicular access will be from Westbourne Close.
- Two parking spaces are proposed for the dwelling along with secure parking for 2 cycles.
- There is a wide highway verge and all existing properties in the cul de sac of Westbourne Close reverse onto the road. The same approach is proposed here.
- The access point is close to the apex of the bend in order to ensure that good visibility exists.
- In terms of access to the transport network it is confirmed that a good bus services connects the site to Emsworth Town Centre to the south and the village of Westbourne to the north.

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 reach by bus, walking or cycling.

  The industrial estates on the east side of Havant can be reached by bus and train – the later by travelling from Emsworth railway station which is located a short walk away from the site.

- **Proximity to Transport Infrastructure.**

  It is located within 100m of a local bus route whereby buses provide travel into Emsworth and Westbourne.

  In addition, and to promote travel by cycle, the 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 Westbourne Avenue. Foul sewerage mains exists in the road and serves the site. Emsworth'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 Westbourne Avenue and Close 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.

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Front elevation of #8 Westbourne Avenue – property to the west.



Front elevation of #10 Westbourne Avenue – to the east of the site



#1 Westbourne Close



Example of access drive in Westbourne Close without turn on site facility



View of the application site looking north