HAVANT BOROUGH COUNCIL
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Planning Statement

Address: 105 Havant Road, Emsworth, Hampshire, PO10 7LF
Development: Removal of condition 12 of application referenced 98/54314/6 and the incorporation of 2 additional car parking spaces.

Site analysis

Location

According to the Unitary Development Plan Proposals Map, the site is located within a Main Urban Area, covered by policies UA1 and UA2. The main road (A259) adjacent to the front boundary of the property is covered by policy HE15. The other side of the highway is situated within Chichester Harbour Area of Outstanding Natural Beauty, covered by policy L1, and policy C1, the Protection of the Countryside.

Property types

The properties to the east and west of the application site along Havant Road comprise a mix of semi-detached and detached two storey terraced dwellings. To the north lies a new housing development and the land to the south of the property is designated 'Countryside' and 'Chichester Harbour Area of Outstanding Natural Beauty'.

Heights

There would be no change to the heights of the building.

Access

The proposed flats would be accessed from Havant Road, the A259.

Trees

There are some trees on the applicant's site, however, the proposed development would require minimal external building works and, therefore, any impact on the surrounding landscaping would be minimised.

Topography

Several key policies apply to the land across the main road from the site. This comprise the following:

- Roads with Special Character HE15
- Chichester Harbour Area of Outstanding Natural Beauty L1
- Protection of the Countryside C1

These policies would not be affected as the proposed development would require minimal external building works.

Public transport

The site is adjacent to the A259, which is a main road connecting Emsworth to Havant. The road is frequently used by buses. In addition to this, Emsworth Station and Waterlooville station would provide a wider scope for travel.

Design process components

Use

The land is currently used for residential purposes, and there would be no proposed change of use within this application.

In terms of design criteria, the property would not be altered. The application has been submitted purely to request the removal of condition 12 which states, 'The two bedroom ground floor flat hereby permitted shall not be occupied other than by a person or persons aged 60 years of age or over or in the event of the death of one by the survivor, regardless of his/her age. Reason: To control the occupancy of the flat in the interests of highway safety and to ensure sufficient on site car parking is available.

Design solution

Having consulted the Local Plan and Hampshire Parking Strategy: Policies and Proposals, it became clear that 2 – 3 bedroom properties are required to have a maximum of two car parking spaces. However, with frequent public transport this figure could be reduced. Although the bus service along Havant Road is of a reasonable standard, it was believed prudent to have 2 parking spaces for each of the properties, in order to avoid any potential parking issues in the future.

Apart from the addition of one car parking space within the grounds of the property, there would be no material changes to the original application.

Conclusion

The increase in parking spaces on the site would satisfy the policies relating to highways issues and, therefore, would remove the need for condition 12 which was added to the original planning condition purely on highways grounds.

