11665

TOWN AND COUNTRY PLANNING ACT 1990

Circular 01/2006

DESIGN AND ACCESS STATEMENT

Proposed new 3 bedroom bungalow rear of "Sherwood" 34 St. Catherine's Road, Hayling Island.

FOR

Mr. D. Giffard

Application prepared by Peter Walker (Island Designs) 182 Sea Front, Hayling Island.

HAVANT BOROUGH COUNCIL
04 JAN 2011
RECEIVED

Dan McGregor, Land Use Planner. Independent Planning Consultant
47 Westbourne Avenue, Emsworth, Hampshire PO10 7QN

1.0 CONTEXT

1.1 Planning permission is sought for a proposed development to provide a three bedroom bungalow rear of "Sherwood", 34 St. Catherine's Road, Hayling Island. The proposed development has been considered by the applicant with considerable care and attention to detail in relation to the quality of adjoining property and the planning application has been prepared with the benefit of pre-application advice.

An explanation of the character and features surrounding the site.

1.2 The application site is identified as an area of land at the rear of "Sherwood", a two-storey dwelling which adjoins the northern side of St. Catherine's Road, an unclassified local distributor road, in the western area of South Hayling. St. Catherine's Road is characterised by the presence of mainly large houses set within generous plots which in recent years have provided a number of infill and backland developments, compatible with the high quality of property in the surrounding area. The road width of St. Catherine's Road is approximately 5 M. with grass verges on either side of approximately 3M. The application site is surrounded on three sides by neighbouring gardens, and within a generally distinctive area.

An explanation of the character and features of the site itself.

The application site is approached by an existing vehicular access driveway laid with tarmacadam. The eastern boundary of the site presently consists mainly of a close boarded fence for most of its length. An existing garage and a small outbuilding to be removed, are located close to the eastern boundary. An existing hedge and fence forms the northern boundary and the western boundary consists of a low post and rail fence.

The existing dwelling, "Sherwood", was built in the late 1940s and has a relatively extensive and largely informal rear garden area which contains a significant number of mature trees. The trees have been the subject of a detailed survey and report by an arboricultural consultant and the site also has the benefit of a full topographical survey.

2.0 EVALUATING THE INFORMATION

Additional Housing

2.1 Due to demand, there are continuing pressures to increase housing in the Borough. Containment within existing areas of housing has a number of advantages. Areas of established residential development provide existing

HAVANT BOROUGH COUNCIL
04 JAN 2011
RECEIVED

amenities, no additional infrastructure is required and landscaping, hard and soft, is normally already established. Such areas mean that density often can be increased without any overall detriment to the local area and often results in little impact on neighbouring property.

Design and Access

2.2 The site is relatively flat with easy pedestrian and vehicular access. The proposed bungalowis intended to be of traditional construction with the benefit of detail design and external finishes to match the quality of adjoining property.

3.0 DESIGN PRINCIPLES

Layout

3.1 With due reference to the general topography of the site and importantly, to the detailed tree survey, the orientation of the proposed dwelling has taken fully into account the need to protect the edge of canopy/tree protection zones. The layout drawing submitted with the application demonstrates the way in which the proposed bungalow is intended to be sited.

Scale

3.2 The proposed bungalow will be appropriate in scale for the site, its overall plot size and with reference to nearby properties.

Landscaping

3.3 A new 2 M high close boarded fence will replace the existing fence on the eastern boundary and a new 2M high cbf will be erected to define the western boundary of the new dwelling.

3.4 The primary design objective is to create a distinctive new bungalow which is appropriate for the site and which will have simple connection to the adjoining road and nearby local distributor roads.

4.0 IDENTIFYING THE ACCESS PRINCIPLES

4.1 The site to serve the proposed development is level and will be provided with easy vehicular access to and from the adjoining road. In this particular case, there will be little material change to the existing vehicular access arrangement into and from St. Catherine's Road. The new bungalow will be provided with three parking spaces and a turning area to ensure that vehicules leaving the site will enter the adjoining road in forward gear. As a result of the proposed layout,

HAVANT BOROUGH COUNCIL
04 JAN 2011
RECEIVED

the existing dwelling, "Sherwood," will be provided with three parking spaces and adequate turning area – an improvement to the existing parking facilities.

5.0 DEVELOPMENT PLANS

5.1 "Saved Policies"
of the Havant District Wide Local Plan 1996-2011 are the extant and relevant development plans for local planning policy reference.

6.0 SUMMARY

6.1 The existing property, 34 St. Catherine's Road, has a large informal garden, part of which would enable the proposed development to be achieved without material harm to the character and appearance of the general streetscene and wider neighbourhood. Importantly, it would be satisfactorily integrated into the local area without discernable detriment to the amenities of adjoining neighbours. Importantly, also, the proposed new bungalow will not prejudice the amenities of the existing dwelling.

6.2 A topographical survey, detailed tree survey and pre-application advice has ensured that the proposed development has been carefully thought through and having the fullest regard for the quality of the neighbouring environment. St. Catherine's Road is described by some as the "Park Lane" of Hayling Island.

6.3 The proposed development site potential is comparable with a number of developments in St. Catherine's Road, which have proceeded satisfactorily.

6.4 The proposed development would be appropriate in terms of design, scale, siting/layout, quality, materials and finishes and would accord with relevant development plan policies – in particular, Policy D.1 "saved policy" from the Havant Borough District Wide Local Plan.

6.5 The application site provides level, easy and convenient pedestrian, disabled and vehicular access and parking provision for both the proposed new bungalow and improved parking for the existing house.

6.6 The planning application for the proposed development is therefore commended to the Council for favourable consideration subject to conditions which may be considered appropriate to prescribe. Floor plans and elevation drawings have been submitted with the application.

HAVANT BOROUGH COUNCIL
04 JAN 2011
RECEIVED

6.7 It is particularly important to note that the preparation of this planning application has taken fully into account the local planning authority's comments and reasons for the Council's refusal for an earlier proposal for a four bedroom house. Also, the Planning Inspector's views have also been addressed, especially in so far that the application site has been cleared and the planned development is now for a bungalow which relevantly has been scaled down and addresses the issue of impact on the character and appearance of the surrounding area.

D. McG

HAVANT BOROUGH COUNCIL
04 JAN 2011
RECEIVED