PERMIT

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

HAVANT BOROUGH COUNCIL
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Circular 01/2006

DESIGN AND ACCESS STATEMENT

Proposed alterations and rear addition.
18 South Street, Havant PO9 1DA

For

Ms. S. McCarthy

Planning Application prepared by Peter Walker (Island Designs)

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1.0 CONTEXT

1.1 Planning permission is sought for proposed alterations and rear addition to No. 18 South Street, Havant.

An explanation of the character and features surrounding the application site.

1.2 The existing residential building fronts onto the western side of South Street, and is within a small group of five characterful dwellings of generally similar age. On the same side of the road in a northerly direction is a group of four dwellings; the historic "Old House at Home" public house and St. Faiths Church. Immediately adjoining No. 18 South Street, is Hall Place Cottage and outbuildings, next to which is the vehicular access leading to The Parchment, a modern residential development. Opposite the application site is No. 23 South Street, a Grade II listed town house and a commercial garage where cars for sale are parked on a forecourt. On the eastern side of the adjoining road, is a range of property which varies in age and tenure – a mix of residential and commercial uses. To the south of the garage, the street scene is characterised by modern residential development in the form of blocks of flats and semi-detached dwellings. The application site is within a town centre conservation area.

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

1.3 The property which is the subject of the planning application is a Grade II listed building under a tiled roof. The front has a traditional brick elevation with feature arched windows at first storey and rendered rear elevation. The application site has right of access to the rear for potential provision to park two cars. Access is through a pair of open pattern iron gates, with vertical bars, which serves the adjoining Hall Place Cottage. The approach to the rear of No. 18 South Street is over an area of pea shingle and to the left (south) of the gates is a tree, thought to be a holm oak. The cottage garden tends to be enclosed on its north and south boundaries by the walls of adjoining property and 1.8 m high close boarded fences. The west boundary is defined by a 1.8 m high fence, beyond which is a garage for two cars associated with The Parchment development. The garden is presently part lawn, part shingle.

2.0 EVALUATING THE INFORMATION

Opportunities

2.1 The positive opportunity in this case is to provide much needed improvements to the existing property by means of alterations and addition. These improvements include creating an additional bedroom at first floor level ;re-ordering the existing arrangements at ground floor to form a lounge and family area; and creating a single storey rear extension to serve as a kitchen. The proposed development can be achieved without discernable harm to acknowledged interests of importance and is unlikely to be prejudicial to the amenities of adjoining neighbours. Furthermore, the proposed rear addition will not prejudice the remaining amenity space within the curtilage of the property.

3.0 DESIGN PRINCIPLES

3.1 The proposed development has been carefully designed to provide a rear addition which will enhance the living facilities of the applicant/occupiers and design principles have adopted traditional building methods, materials and finishes – as appropriate for a listed building. The scheme has been produced with the benefit of pre-application advice from the local planning authority.

Layout

3.2 The changed internal layout is well and simply managed in the design scheme to provide an additional bedroom and modest rear addition.

Scale

3.3 The proposed rear addition will be appropriate in terms of scale in relation to the main building and overall rear garden area.

Appearance

3.4 The general character and appearance of the proposed rear addition will be compatible with the main building and adjoining property in terms of design scale, siting/layout, external materials and finishes – having due regard for the property's listed building status.

4.0 ACCESS

4.1 Access per se is not seen as an issue in this case. The proposed development does not involve any material change to the existing vehicular/pedestrian arrangements, associated with legal rights of access to the rear garden.

5.0 PLANNING POLICY

5.1 Saved policies of the Havant Borough District Wide Local Plan are the extant and relevant development plans for planning policy reference. Listed Building details and Conservation Area designation also refer.

5.2 Of particular relevance is Policy D1 High Quality Design which states:-
"Development will be permitted provided it achieves (in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials, finishes, details, features, spaces and views) all of the following:
(i) Creates an attractive environment that has its own distinctive identity but which respects and enhances local character.
(ii) Ensures the efficient use of land.
(ii) Provides safe and convenient access to facilities and public transport.
(iv) Does not adversely affect the amenities of occupiers of neighbouring properties
(v) Includes existing built and natural features such as trees, walls, watercourses and historic boundaries.
(vi) Reduces the possibility of crime or anti-social behaviour.
(vii) Maximises solar gain and energy conservation.
(viii) Maximises water conservation and utilises sustainable urban drainage systems."

6.0 SUMMARY COMMENTS

6.1 The primary opportunity and justification in this case is driven by the applicant's desire and requirement to provide internal improvements and a rear addition to the property which will considerably enhance its living facilities and general condition; and which will respect the listed building status of the property.

6.2 The front elevation of the application site No. 18, taken with that of the adjoining Hall Place Cottage, tends to read as a single building. The two adjoining properties have, until recently, been in one ownership and have been sadly neglected. The outbuildings belonging to Hall Place Cottage in particular, are in an advanced state of disrepair. The interior of No. 18 is presently plain and undistinguished and it may be suspected that any characterful original features were long since removed.

6.3 The local planning authority can be satisfied that the applicant has sensitive hands-on experience of creative and sympathetic interior re-modelling of an old and historic building.

6.4 The proposed development has been designed with the benefit of pre-application supportive officer guidance which is reflected in the overall scheme. The rear addition, which represents the only elevational change to the property, has been designed to use traditional building methods, materials and finishes which are appropriate and sympathetic to the character and appearance of the rear elevation of the main building.

6.5 The proposed rear addition can be developed without any discernable material harm to the character and appearance of the existing building and that of adjoining properties or be prejudicial to the amenities of neighbouring dwellings.

6.6 The proposal fully complies with Policy D1 – (i) and (iv)

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

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