DESIGN AND ACCESS STATEMENT

Erection of Two Bedroom Chalet Style Bungalow (Outline Application)

At



Land to the Rear of
32 Avondale Road
Waterlooville
Hampshire
PO7 7ST

On Behalf of
Classic Construction (Southern) Ltd

HAVANT BOROUGH COUNCIL
23 MAR 2011
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INTRODUCTION

This Design and Access Statement has been prepared to support the erection of a two bedroom chalet style bungalow at Land to the Rear of 32 Avondale Road, Waterlooville, Hampshire, PO7 7ST. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Outline Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport.

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EXISTING SITE

The site is located at the end of Avondale Road within the town of Waterlooville. The Application site is formed from the original garden of No. 32 which has now been developed. No. 32 Avondale Road is a large 2 storey detached house located at the end of Avondale Road as shown on the drawings accompanying the application. The application site forms a small open area to the south of No. 32 and the extent of the site is as shown on the site plan.

The existing site is currently characterised by a varying topography which forms valleys and slopes within the site. There is a Heritage Stream which runs to the bottom of the site from south to north and sits within lower levels of ground. In general the ground rises from east to west with the higher ground level being towards the position of No. 32 Avondale Road. The site is also occupied by a small number of trees, the majority of which are covered by Tree Preservation Orders.

The surrounding area comprises of residential developments with a range of styles and types of properties. To the south of the site is the St. Michaels Convent site which could be subject to redevelopment for residential units as it is land allocated for residential development under the Core Strategy Plan. The site is generally characterised by the dense woodland areas and the varying topography which forms the frontage to the Heritage Stream.

It is important to establish at this stage the application site is within a larger site that was formally the garden of No.32. The extent of the site is as shown on the site plan and the new residential development is now complete. For clarification Planning permission was granted for the erection of 2 No. three bedroom semi detached dwellings on the land to the east of the application site. This was granted on the 6th February 2007 under reference no.06/51710/008. This development has now been completed, and the properties are identified as No.34 & No.36.

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PROPOSALS

The proposals under this outline application involve the erection of a two bedroom chalet bungalow. Access into the site will be provided by the existing access and provide the required turning and parking areas. This planning application is an Outline Planning Application with consideration to be given to access and layout only with all other matters to be reserved.

The principle behind this application follows the principles established under the previously approved scheme for additional dwellings on the adjoining land. It is important to consider the proposals for residential use on the site and surrounding land has been established and aims to provide additional dwellings within the urban area. The development of the site will make use of the improved access facilities that has been constructed as part of the overall development of the surrounding land.

The proposals for this application aim to provide an additional dwelling within the urban area. This is consistent with the form of development within the surrounding area. All access arrangements will be maintained to the site as previously approved for the development on the adjoining land. All other constraints such as the Heritage Stream and the trees have all been considered and retained in accordance with the historical development of the site and adjoining land.



DEVELOPMENT PLAN

The application site is located within the urban area as identified under Havant Borough Core Strategy March 2011.

Consideration needs to be given to a select number of Development Plan Policies and Planning Policy Guidance.

DEVELOPMENT PLAN POLICIES

Havant Borough Core Strategy
March 2011

CS9 – Housing
CS16 – High Quality Design
CS17 – Concentration and Distribution of Development with the Urban Areas
CS20 – Transport and Access Strategy
CS21 – Developer Requirements
DM8 – Conservation, Protection and Enhancement of Existing Natural Features
DM 13 – Car and Cycle Parking on Residential Development

The South East Plan

H5 – Housing Design and Density

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SUPPLEMENTARY PLANNING GUIDANCE

Residential Car Parking and Cycle Provision

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport

DESIGN

The design of the proposals aims to create an additional dwelling that is sympathetic to the surrounding properties and in character within the surrounding area. The site has been formed from the land to the rear of No.32 and now includes the existing properties of No.34 and No.36. This land is not part of the garden to No.32 and has been fenced off as part of the redevelopment of the site over previous years. The overall segregation of the plot provides a suitably sized area for the integration of a chalet style bungalow. The new dwelling will respect the existing relationship with No.32 and the dwellings to the east of the site that have been constructed.

The new chalet style bungalow will be located to the south west corner of the site. The dwelling will be orientated to sit on a north to south axis which is consistent with the existing property of No.32. The chalet bungalow will benefit from outlooks to the north, east and south of the site. The location of the dwelling has been dictated by the location of the adjoining trees and the location of the existing access to the site. The new dwelling will be dug into the site as the ground level rises towards the western boundary.

At this stage it is proposed that the new dwelling will be a chalet style bungalow in order to respect the outlooks and privacy of the adjoining dwellings. The overall style of the dwelling will ensure that it sits discreetly within the topography of the site and will provide modest accommodation. The new dwelling will provide two bedrooms and will form a smaller style property that will provide a mix of dwelling types within the surrounding area.

It is considered that the location of the new dwelling has been maintained outside the area restricted for development alongside the Heritage Stream which is currently set at 8 metres. The dwelling is located outside the root protection zone for the trees subject to TPO's. An arboriculturist report accompanies the application which details the measures to protect the important trees on the site. Overall the site will be landscaped in accordance with a comprehensive landscaping scheme to ensure the character of the site will remain as an informal woodland area and ensure that the Heritage Stream is protected.

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ACCESS

All access arrangements will be maintained onto Avondale Road as existing. The existing access provides vehicle access and pedestrian access onto the site which in turn provides access to the car parking areas. Access to the site will be taken from the existing access that has been constructed as part of the development of the adjoining site. This will be a shared access for all dwellings off Avondale Road and will provide suitable access arrangements. All car parking facilities to the existing properties of No.34 and No.36 will be retained ensuring that 2 spaces for each property are provided.

The access to the site will be off Avondale Road past No.32 and past the new dwellings that have been construction on the adjoining land. The access will then be formed into the site close to the existing timber fence to No.32. The existing access arrangements have all been improved following the implementation of the previous consent for the additional dwellings on the adjoining land. The parking spaces for this application will not affect any of the access arrangements to the surrounding land.

The proposals under this application are for a two bedroom chalet bungalow which will require two spaces to be provided. These two spaces have been provided within the site along with turning areas. General use of the car parking turning areas will again be within the general development areas of the site and will be conjunction with the existing access road to the other dwellings. It is important to establish that No.32 is also provided with a garage and parking facilities to the north of the site, therefore, the overall use of the access road is an established use that has been designed to accommodate the level of traffic movements for the surrounding development.

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PLANNING

Under Havant Borough Core Strategy the proposals for the site are required to conform to the policies set out for residential development as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to the design of new residential accommodation, within the urban area and access arrangements to the site. Specific consideration will need to be given to the local and national policies.

The proposals under this application seek outline permission for the erection of a chalet style bungalow, on vacant land within the urban area. The proposals provide an appropriate design and layout that will not adversely affect the character of the area. The site sits within the existing settlement policy boundary in the established built up residential area of Waterlooville with a varying mixture of styles of property. The general location and siting of the new dwelling respects the separation distances required for privacy and outlook and is consolidated within the constraints of the site.

The overall layout of the new development will follow the pattern of development within the surrounding area. The building lines and mass of the new dwellings is formed around the street frontages to the Heritage Stream and the surrounding properties. The surrounding area provides a mixture of 2 storey housing. The proposals for the application site seek to achieve a density of 15 dwellings per hectare. Although this is at the lower end of the policy requirements in relation to density, it is considered that the character of the area and the nature of the site are more suited to low density housing.

The site is well positioned in terms of facilities and public transport. The site is within a sustainable location being within close proximity to local shops and public transport corridors. There are a variety of schools within the surrounding area along with further education colleges and there are also large amounts of open space within the surrounding area and close to the site. The site is located within good accessibility to the local transport and road network which maintains the sustainability of the development.

All access arrangements have been provided in accordance with the Development Plan requirements to ensure safe access to the site. The new access will provide access to car parking spaces to serve the development. Cycle and bin store facilities have also been provided in accordance with the standard requirements ensuring that the proposal development meets the minimum and maximum Local Plan standards. A garden has been provided for the dwelling.

The proposals for a single dwelling will make use of the existing access onto the adjoining site and provide adequate parking and turning facilities within the site. The provision of adequate turning facilities on the site will ensure that no additional pressure is added to the on street parking therefore ensuring a safe means of access to the site. The overall proposals integrate a new dwelling within an existing built up area which will have due respect to the existing properties within the surrounding area.

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The proposals are supported by an Arboriculturist Report which justifies the retention of trees and the measures to protect the existing trees to be retained. The proposed development will provide an opportunity to enhance the landscape features of the site and create a pleasant and sustainable environment.

In terms of the scheme's planning merits, strict adherence has been made to the development policies both at Local and national level, with PPS3 and the adopted Core Strategy being paramount in its drafting. The proposals utilise an existing parcel of urban land with an increased density which has been achieved without a detrimental effect to the surrounding area and results in very little impact to the surrounding properties.

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CONCLUSION

Overall, it is suggested that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding properties. The proposals under the Outline Planning application seek permission for the erection of a chalet style dwelling within the urban area. The proposed development seeks to regenerate this underutilised site within the urban area and seeks to provide much needed family housing that is well supported through the infrastructure of the local area. The siting of the new dwelling will ensure that adequate separation distances are provided from the surrounding properties and ensure that the development sits comfortably within the constraints of the site.

The access arrangements provide suitable access to the site. All facilities such as bin stores and cycle stores have been provided to each unit. There is also adequate pedestrian access from the surrounding footpaths and public footpaths to the site. The site has good accessibility to public transport and local services at present and is within comfortable walking distance of the town centre. The car parking provisions and access arrangements will comply with guidance set out in the relevant development plans and has consideration that the scheme the provision of local facilities and amenities.

The development will deliver an additional dwelling that has been designed with sustainability in mind that will contribute to the character of the area. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for a higher density of development than the existing use provides. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for a new residential development.

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APPENDIX A (PHOTOGRAPHS)

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View of existing site from access road

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View of existing site from access road



View of existing access looking towards the application site

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View of existing access looking towards the application site



View of the adjoining property of No.32

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View of adjoining properties of No.34 and No.36



View of existing access road

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View of existing access off Avondale Road