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ARCHITECTURE – SURVEYING - PLANNING

Planning Statement

Site: Land off of Winslade Road, Havant, PO9 4QB (X: 470705, Y: 108256).

Proposal: Erection of 2Bed/3 Person two-storey dwelling.

This Planning Statement is submitted in support of the resubmission for the Erection of a two-bedroom, two-storey dwelling on the land off Winslade Road. The proposal seeks to address the previous refusal reasons and demonstrate compliance with the relevant policies of the Havant Borough Council Core Strategy (2011), the Havant Design Guide SPD, the Parking SPD, and the National Planning Policy Framework (NPPF).

The land is currently in the process of being formally divided at Land Registry in accordance with the application's submitted red line plan. The tenancy agreement of the current occupiers of No.36 Rownhams' Road excludes rights of access over the application land or any designated parking area, and as such, the proposal does not prejudice their amenities or parking provision.

Previous Refusal Reasons & Revised Position:

1- Overdevelopment / Character and Layout

The previous refusal cited overdevelopment, stating the proposed dwelling would appear cramped and result in poor living conditions. While the proposed separation distances are below the guidance normally expected due to the existing configuration of the site, the design carefully mitigates this by:

- No first-floor windows are facing towards No.36 Rownhams Road or any other neighbors, thereby avoiding overlooking and maintaining privacy.
- The internal layout of the dwelling complies with the Nationally Described Space Standards, ensuring high-quality living conditions for future occupants.

In respect of garden depth, while the rear gardens fall short of guidelines, the boundary fence has been in situ for over a year and already defines the outdoor amenity available to No.36 Rownhams Road. A review of garden sizes within a 100m radius of the site demonstrates several properties in the locality with door spaces comparable to, or smaller than, the proposal. This shows the scheme is in keeping with the prevailing character of the area.



Accordingly, while ‘technical’ non-compliance exists in relation to separation and depth, the scheme achieves the underlying objectives of the design guidance – safeguarding amenity, ensuring privacy, and respecting local character.

2 – Car Parking Provision

Furthermore, the previous application had been refused on the grounds of inadequate parking provision for No.36 Rownhams Road. This issue is addressed as follows:

- No.36 has no designated parking on the application land and no tenancy rights to parking spaces on the application plot.
- The new dwelling is provided with its own on-site parking in line with Havant Borough Council’s Parking SPD.
- The sustainable location of the site, close to services and public transport, supports reduced reliance on private cars in line with the NPFF.

The scheme therefore provides suitable parking provision for the new dwelling without prejudicing No.36 or the surrounding area.

In conclusion, when assessed in the round, the limited technical shortfalls in relation to separation distances and garden depth are clearly outweighed by the wider planning benefits of the scheme – delivering a high-quality new home in a sustainable location and the efficient use of underutilized land. It is believed that the proposal therefore represents sustainable development in line with the NPFF and we trust that Havant will mark the application against its merit.