

DESIGN, ACCESS & PLANNING STATEMENT

Prepared by R&R Design Studio on behalf of Mr Gareth Eyre

For the proposed redevelopment of:

200 PARK AVENUE,
PURBROOK,
WATERLOOVILLE,
HAMPSHIRE
PO7 5EZ

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THE SITE

- The application site is located within an established residential area of Purbrook. The land identified for the proposal consists of an existing two storey dwelling and substantial garden areas to the front and rear of the existing property.
- Established vehicular access to the site is available from Park Avenue.
- The North, South and Eastern boundaries are mostly defined by close boarded fencing.
- The site has an area of 1121 square metres (0.28 Acre). The site has a slight gradient, the Western boundary (site entrance) being approximately 1.4m higher than that of the Eastern boundary.



Existing Site Plan

PLANNING HISTORY

- August 1992 – Planning Reference 92/57702/000

Proposal – Outline application for the erection of an attached 3-bedroom house to the side of the existing property and replacement garage.

Decision – Grant permission.

Status - Approved development, not implemented.

- March 2008 – Planning Reference 08/57702/002

Proposal – Application for the erection of an attached 3-bedroom house to the side of the existing property.

Decision – Refused permission.

Reasons for Refusal – Design, bulk and orientation of proposed dwelling, Limited information submitted with regards to impact of trees on the site and no proposal for the diversion of existing public sewer.

- March 2009 - Planning Reference 09/57702/003

Proposal – Application for the erection of an attached 4-bedroom house to the side of the existing property.

Decision – Not proceed with (no further information available).

THE CHARACTER OF THE AREA AND LOCAL CONTEXT

- The surrounding area is residential in nature and consists of a variety of house types. As can be seen in the following photos the adjacent houses are for the most part relatively modern, post war housing consisting of a mix of detached and semi-detached, over either one or two storeys. Park Avenue and the adjoining roads have a mix of architectural styles ranging from mock Tudor to more contemporary new build housing from the 1950's- 2000's.
- Below is a selection of images of 200 Park Avenue and the immediate surrounding area:



1. 202-204 Park Avenue



2. Park Avenue Looking North



3. 200 Park Avenue (proposed site) North



4. 194 Park Avenue



5. Park Avenue Looking South



6. View of 52-54 Alameda Road Looking North

PRE-APPLICATION

- In accordance with the national policy framework, the applicant sought pre-application advice prior to submitting a full application. A pre-application submission was prepared and submitted to Havant Borough Council on the 12th of February 2018, the submission was based on a proposal to demolish the existing dwelling and redevelop the site by creating four two storey semi-detached dwellings.
- Pre-application advice was provided on the 14th of February 2018 by Mr L Oliver. Mr L Oliver concluded:

"The proposed development in its current form would be out of keeping with the character and appearance of the area, and would adversely impact on the amenities of the neighbouring properties. However, as has been outlined, the Local Planning Authority do consider that there is scope for some development, however it would need to reduce the built form in order to mitigate the impacts that have been identified".



Proposed Site Plan Submitted at Pre-application Stage

- It Was Identified That the Main Issues in Determining Any Future Applications on The Site to Be:

- i) The principle of development
- ii) The impact on the character and appearance of the area / Impact on protected trees
- iii) Impact on amenities of neighbouring properties
- iv) Highway matters
- v) Drainage
- vi) Developer contributions/Community Infrastructure Levy

Careful consideration has been given to the pre-application advice and it has been key to the subsequent design development of the submitted scheme in order to address the specific points.

- Key Changes That Have Been Made to The Initial Scheme Following Pre-Application Advice Are as Follows:

- The proposed two storey semi-detached dwellings at the rear of the site have been replaced with a single chalet style bungalow dwelling, this will mitigate overlooking from the new property into neighbouring gardens. There are no proposals for windows at eye level from habitable spaces on the first floor.
- The proposed hard landscaping has been reduced to a minimum whilst ensuring adequate on-site parking is provided for the proposed dwellings.
- The garden depths for the proposed two storey semi-detached dwellings have been increased to 10m in depth in accordance with the Havant Borough Design Guide.
- The site entrance has been amended to reduce the amount of dropped kerb required and the allocated parking has been repositioned so that vehicles can turn on site and enter Park Avenue in a forward gear.
- Prior to pre-application advice a sewer diversion proposal based on providing a 3m easement was submitted to Southern Water and it was agreed that the proposal would be considered (please see appendix A) given the limited easement currently provided on the site. A full application will need to be submitted to Southern Water following planning approval.

- Consideration Has Been Given to The Following Development Plan Policies and Relevant Supplementary Planning Documents and Planning Policy Guidance:

- National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS9	Housing
CS11	Protecting & Enhancing the Special Environment & Heritage of Havant Borough
CS14	Efficient Use of Resources
CS16	High Quality
CS17	Concentration and Distribution of Development with the Urban Areas
CS20	Transport & Access Strategy
CS21	Developer Requirements
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM10	Pollution
DM13	Car & Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

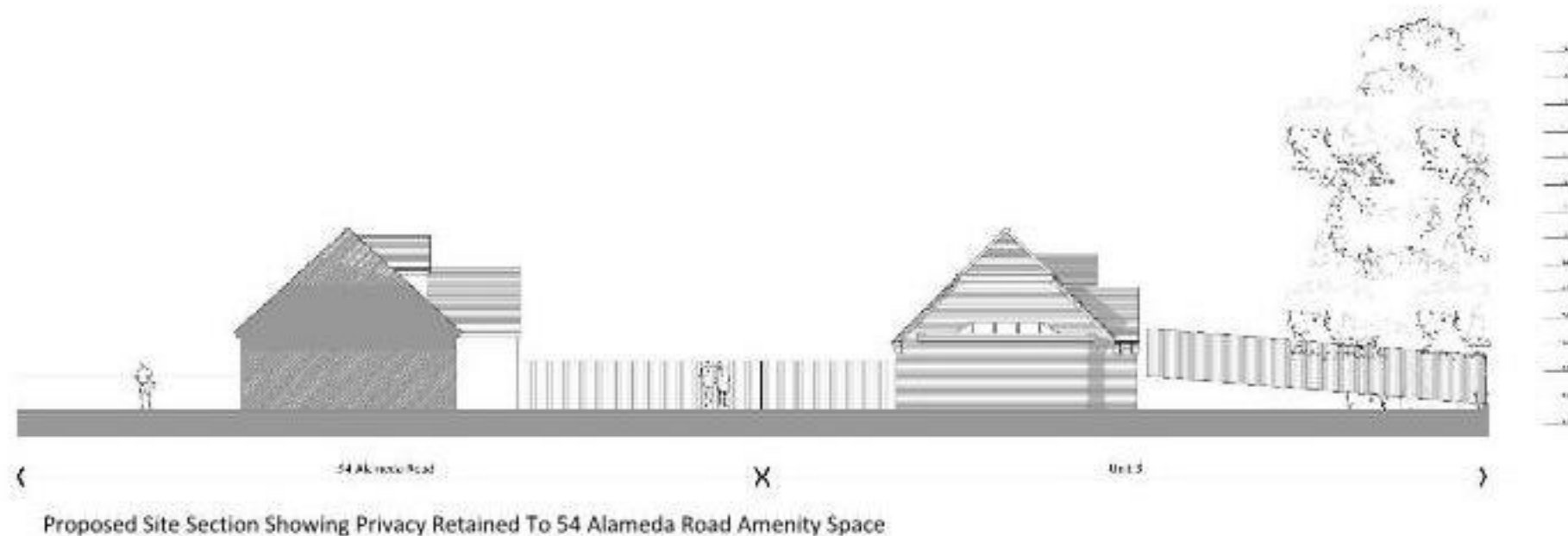
AL1	Presumption in Favour of Residential Development
DM24	Recreational Disturbances to Special Protected Areas (SPA's) from Residential Development

THE PROPOSAL

- Planning permission is sought for the erection of two semi-detached, two-bedroom dwellings and one three-bedroom detached chalet style bungalow, all with onsite allocated parking. Access to the site will be via the existing entrance from Park Avenue. The proposal involves the demolition of the existing dwelling and detached garage. The proposal also includes the provision of secure cycle and bin storage.
- **Development Objectives**
 - To provide much needed family accommodation in a sustainable location.
 - To provide the most efficient use of the site whilst ensuring that unacceptable harm to the amenity of the of the neighbouring properties is not compromised as a result of the development.
 - Proposed accommodation to provide good standards of residential amenity to the occupants by providing quality outdoor space and efficient interior layouts.
 - Create a high-quality development that is appropriate to the character of the local area, utilising high quality building materials and standards of design.
- **Character and Appearance**
 - The development proposal will ensure that the density, mass and height of the proposed dwellings are appropriate and in keeping with the existing dwellings in the immediate area.
 - For houses 1 and 2 the ridge height will match the adjoining property (194 Park Avenue) and the proposed building will be brought level with the neighbouring property which will enable utilisation of the extensive existing front garden space currently out of keeping with the rest of the street scene.
 - House 3 will be of chalet style design, utilising roof space as to minimise the scale of the proposed dwelling.

- **Residential Amenity**

- Following pre-application advice, the avoidance of loss of amenity privacy to existing dwellings has been an important design consideration.
- Following pre-application advice, the two semi-detached dwellings proposed for the rear of the site were replaced with a chalet style bungalow create a large garden area and to avoid overlooking into the amenity space of 54 Alameda Road.
- Following pre-application advice garden depths have been increased in line with Havant borough Council Standards and potential overlooking has been minimised.



DESIGN MATERIALS



Roof:
Clay Palin Tiles



Walls:
Multi-finish Face Brick



Cills:
Stone Window Cills



Windows:
Thermally Broken UPVC
Windows



Access Drive & Hardstanding:
Permeable Paving



Boundary Treatment:
Close Board Fencing

TRANSPORT AND ACCESS

- The proposed scheme has been developed with transport in mind. The main elements addressed are as follows:
 - Existing access widened to allow for fire vehicle access in accordance with ADB of the building regulations.
 - Each new dwelling to have two dedicated parking spaces with associated hard standing.
 - All new dwellings to be provided with secure cycle storage.
 - Bin collection within 25metres of the highway to avoid the need for refuse/recycling vehicles entering the site.
 - All new dwellings will have level access in accordance with ADM of the building regulations.

TREE CONSTRAINTS AND LANDSCAPING

- The proposed scheme has been developed following a full Arboricultural survey.
 - Within the site the Arboricultural survey identifies TPO'd trees to the Northern boundary at the rear of the site, some of which are in poor condition and are recommended for removal. Please see Appendix B.
 - Retained trees on the Northern boundary will serve as natural screening from proposed house 3 to 202 Park Avenue.

SUSTAINABILITY

- Efficient Design

The proposed scheme is designed to exceed current building regulation standards whenever practicable in order to make the homes as energy efficient as possible. The methods implemented will be as follows:

- Additional levels of insulation and high standards of air tightness
- Dual flush WC's
- Flow restricting taps
- High rated doors and windows
- Low energy lighting
- Effective passive ventilation

REFUSE STRATEGY

To enhance the general appearance of the development each dwelling will have dedicated areas within each plot out of sight of the road for the storage of general waste and recycling bins, to ensure a prominent level of recycling and overall reduction of waste throughout the development.

CONCLUSION

It is considered that the proposed development would be acceptable in principle and makes effective use of the site. The proposed design complies with the policies of the local plan and with the principles set out in the National Policy Framework.

The development has been carefully considered following pre-application advice and the design proposals have taken into account any impact on neighbouring dwellings.

EXISTING SITE ANALYSIS



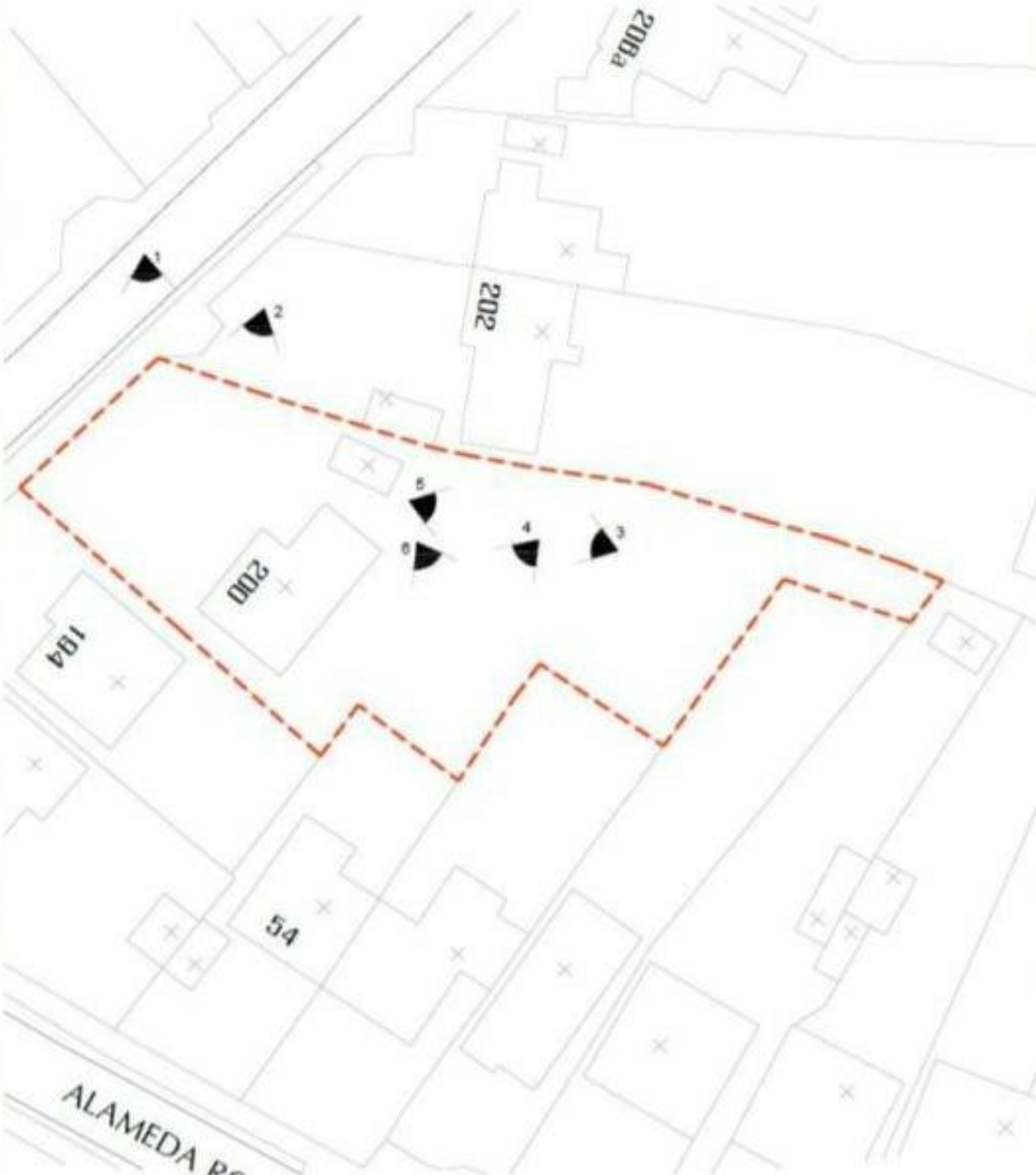
1 View from main street



2 View from No. 202



3 View from rear towards main street



4 View to rear of existing dwelling



5 View of rear garden



6 View of rear garden

Appendix A
Southern Water Sewer Diversion

Existing Sewer



Proposed Sewer Diversion



Appendix B

Arb Report



Anthony Eyre
Brookley Developments Ltd
200 Park Avenue
WATERLOOVILLE
Hampshire
PO7 5EZ

My Ref: D1760AIAL1

3rd October 2017

Dear Mr Eyre,

**RE: 200 PARK AVENUE, PURBROOK PO7 5EZ
PROPOSED DEVELOPMENT**

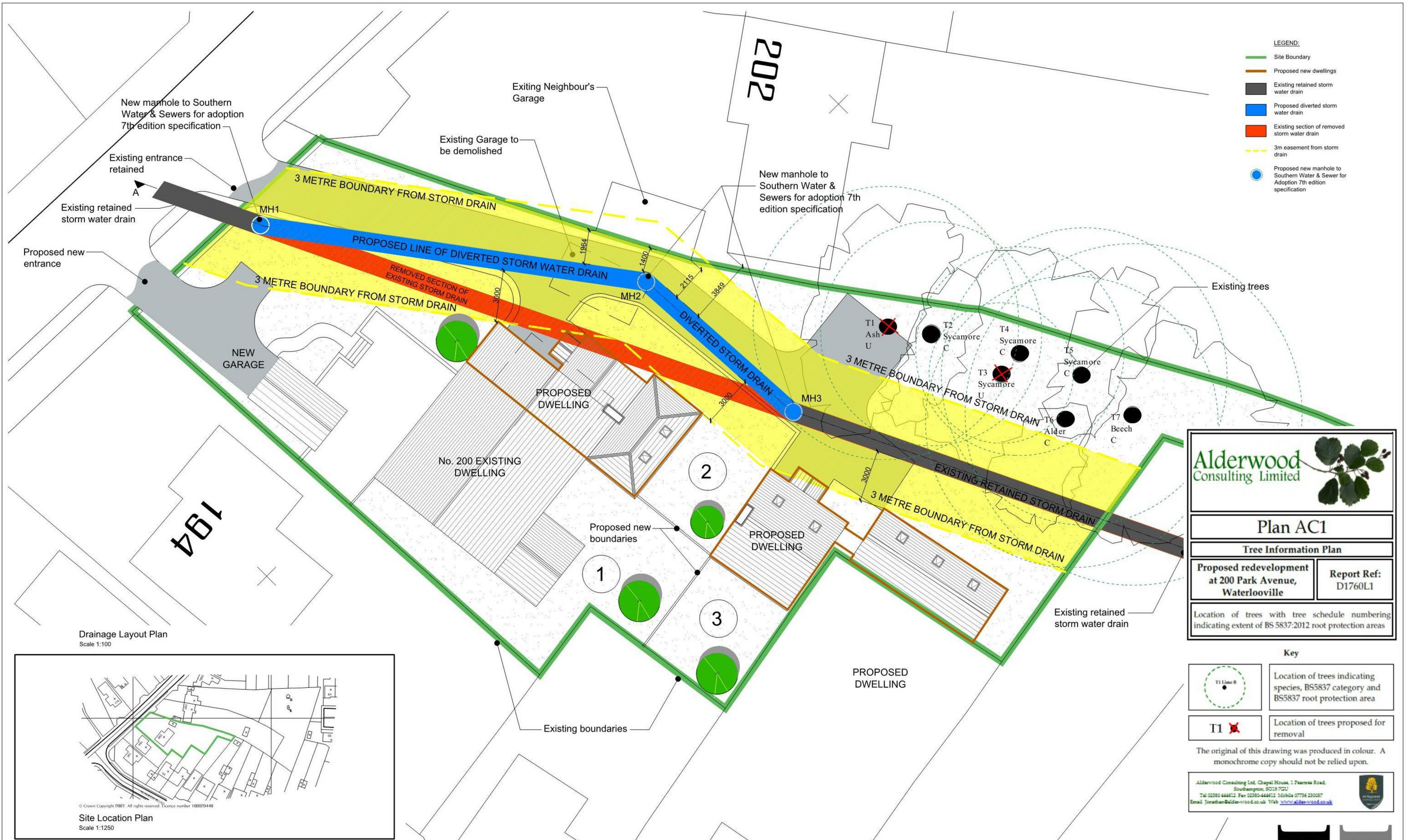
I have now visited the above site and collected relevant tree information and a copy of the tree schedule to BS 5837:2012 is attached. I have marked the R&R Design Studio 'Proposed Drainage and Location Plan', drawing number 1001-101 Revisions A dated 30.10.2014 with tree numbers and a copy of the annotated plan is attached as plan AC1. My preliminary observations are set out below.

Root protection areas: The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. The radius is given in the last column of the tree schedule and is based on measured trunk diameters. I have marked root protection areas on the plan AC1.

Formal tree controls: I have seen a copy of a tree preservation order (TPO) tree work application decision (Havant Borough Council ref: APP/10/00686 dated 15th December 2010) relating to trees on the site and referring to TPO 1511. You advised that as far as you were aware, the TPO includes the seven trees identified in the attached schedule and my observations have been made on that basis.

Trees - overview: The trees are a close group of four sycamores, one ash, one alder and one beech. All have crown forms that reflect the mutual proximity, with branch suppressions where crowns meet, and more extended growth away from the group. No individual tree has particular specimen merit - all are compromised to some extent by mutual proximity.

T1 - Ash: This tree has been the subject of a TPO tree work application, with consent granted on 15th December 2010 to pollard to 3m. This work has been done. The result is not a typical pollard, because that properly relates to a tree managed as a pollard in its earliest stages. This tree has regrowth from the heavy crown



- LEGEND:
- Site Boundary
 - Proposed new dwellings
 - Existing retained storm water drain
 - Proposed diverted storm water drain
 - Existing section of removed storm water drain
 - 3m easement from storm drain
 - Proposed new manhole to Southern Water & Sewers for adoption 7th edition specification

Alderwood Consulting Limited

Plan AC1

Tree Information Plan

Proposed redevelopment at 200 Park Avenue, Waterloo

Report Ref: D1760L1

Location of trees with tree schedule numbering indicating extent of BS 5837:2012 root protection areas

Key

T1 Lime B Location of trees indicating species, BS5837 category and BS5837 root protection area

T1 X Location of trees proposed for removal

The original of this drawing was produced in colour. A monochrome copy should not be relied upon.

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Mr Eyre
200 Park Avenue
Purbrook, Waterloo

drawing information title: Proposed Drainage & Location Plan
status: S185 Application
date: May 2014
scale: 1:100/1250
drawn: GR
chk'd: SR

jobs: 1001 dwg: 101 rev: A

reduction/truncation, and with a significant likelihood of a developing cavity and decay at the pruning wound/s. The 'pollarding' has effectively destroyed the amenity value of the tree, reducing its contribution to the tree group and significantly reducing its wider amenity visibility and contribution. It is likely that there will need to be management by removal of regrowth regularly to manage the risk of regrowth falling out, and each time this is done, the amenity value of the tree is reduced to almost nothing, until regrowth develops. In consideration of all these circumstances, I recommend that a TPO tree work application is made for the removal of this tree.

T3 - Sycamore: This is the poorest of the sycamores, leaning, one-sided and suppressed. This tree also applies an element of suppression to T4, a better tree. It has small individual merit, and its continued retention hinders the development of slightly better trees. Again, in consideration of all these circumstances, I recommend that a TPO tree work application is made for the removal of this tree.

Other trees: The trees generally have crowns to within 1.5m of the ground. This hinders reasonable access for maintenance and management. I recommend that a TPO tree work application is made to lift the crowns of trees T2, T4, T5 T6 and T7 all round to give a crown height above ground of 3-4m.

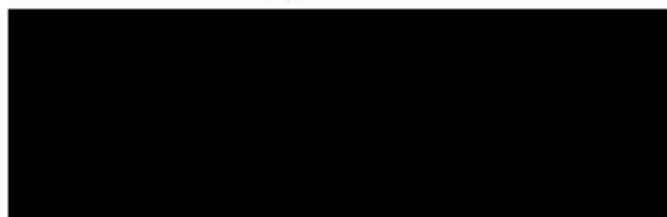
Other issues

Services and easement: The plan AC1 indicates the line of the existing storm drain, with proposals for its realignment. Depending on the comparative ages of the drain and the trees, there may have been excavations within root protection areas for the installation of the drain. In any event, and whether the Ash T1 is removed or not, it would be reasonably practicable to run the realigned storm drain through part of the root protection area of T1, given that its rooting requirements have been so significantly reduced by the consented pruning.

TPO tree work application: Typically, the Local Planning Authority would look for propose tree works to be specified; and for the reasons for the works to be set out clearly. This letter has been prepared with a TPO tree work application in mind, and it may be submitted together with the tree schedule and plan AC1 with an application, in support of the proposals.

Please call me if you need to discuss any of these points.

Yours sincerely



Jonathan Fulcher **DipArb FArborA**
Encs

Appendix 2
Land at 200 Park Avenue, Purbrook
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Ash (<i>Fraxinus excelsior</i>)	7	65	3	3	EM	Truncated at about 3m, dense ivy hinders assessment - likely cavity and decay at truncation point	<10	U	(7.8)
				3	3					
T2	Sycamore (<i>Acer pseudoplatanus</i>)	14	53	5	2	EM	Dense ivy hinders assessment	10+	C	6.3
				2	5					
T3	Sycamore	12	33	1	1	EM	Leans 20°, one-sided crown form, suppressed	<10	U	(3.9)
				2	7					
T4	Sycamore	15	48	6	2	EM	Suppressed, giving unbalanced crown form	10+	C	6.0
				4	5					
T5	Sycamore	15	71	7	4	EM	Suppressed, giving unbalanced crown form	10+	C	8.4
				4	4					
T6	Alder (<i>Alnus glutinosa</i>)	15	69	3	3	EM	One-sided crown form	10+	C	8.4
				3	6					
T7	Beech (<i>Fagus sylvatica</i>)	15	83	7	8	EM	Multi-stemmed in upper crown, suppressed so one-sided crown form	10+	C	9.9
				4	7					

Appendix 2
Land at 200 Park Avenue, Purbrook
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.