

1-BEDROOMED BUNGALOW – 17A/B AVONDALE ROAD, WATERLOOVILLE PO7 7ST

DESIGN AND ACCESS STATEMENT

THE SITE

The site is the northern 24 metres of the garden of 17A/B Avondale Road, a two-storey house comprising of a pair of rented flats with entrances not in Avondale Road but adjacent to the pavement in Brooklyn Drive.

In the past 15 years the garden of 17A/B Avondale Road had twice needed to be completely renovated as it is far too long for the tenants' needs, so is not tended.

The owners of the land consider that the overgrown land would make an ideal brownfield site for a bungalow and were encouraged by Planning Officer Mrs. Tina Pickup's Email (1 May 2020) suggesting that the site is suitable for a 1-bedroom bungalow.

Also, the owners of 17A/B Avondale Road had received comments from residents of Bramley Close that they would like to see a bungalow built on the proposed site to enhance Brooklyn Drive, a view confirmed by a recent survey.

(The position of the watercourse drainpipe in the area was resolved by the non-riparian owners of 17A/B Avondale Road at their own expense at the insistence of the Officers of Hampshire County Council (who have finally ensured that their drain is no longer blocked and causing flooding in the High Trees/Avondale Road area). Excavation proved that the pipe is **not** under the proposed site but passes under the land of 1 Brooklyn Drive, information which was readily obtainable from the owner of 1 Brooklyn Drive).

CHARACTER OF THE AREA

Avondale Road is characterized by cars parked in front gardens, at the roadside and on the pavement. The primary cause is that many of the 2-storey houses lack a garage and/or cannot accommodate the number of cars owned.

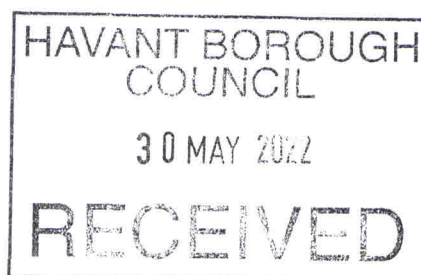
The western end of Avondale Road has 9 bungalows on the southern side. Most of these bungalows have wide plots, garages and sufficient parking space giving an **attractive visual character** far superior to that created by the 2-storey houses.

There are nine in number 2-storey houses on the northern side, plus a bungalow. A number of the houses are on plots that do not have garages. This has resulted in parking on some of the gardens and forecourts, with extensive roadside parking.

The eastern end of Avondale Road is characterised by similar 2-storey houses, many without garages and having front gardens used for parking. There are a number of cars parked on the gardens, forecourts, the roadside and even on the pavement. Properties 14-24 (even numbers) and 29-39 (odd numbers) have short frontages of 0-3 metres with some cars overhanging the pavement or parked on the road and pavement.

Due to roadside parking and pavement parking there is consequential narrowing of this end of Avondale Road to a single lane. To access their properties in Bramley Close the owners have to navigate the single lane remaining to traffic in both Avondale Road and Brooklyn Drive, then view the drab architecture of Brooklyn Drive with its long boundary fences adjacent to the pavement and its single garages on both sides of the 'dogleg' in the road.

1, 2 & 3 Brooklyn Drive are modern properties built on land where the Bramley Close developer appears to have been permitted to build smaller 2-storey houses with entrances facing Brooklyn Drive instead of the building line of Bramley Close. No3 has recently paved the front garden to provide additional parking. The public may walk within less than 1 metre of its front elevation. (The window has a blind for privacy).



THE PROPOSED BUNGALOW

The proposed all-electric bungalow meets **the principal objectives of the Local Plan** :-

A mix of dwelling types (CS6, p56), **smaller dwellings** (CS9, p57-6.27), **affordable housing** (p17 & CS7, p57-6.17) that is **suitable for an ageing population** (CS9, p57-6.28), **on brownfield land** (CS9, p57-6.13), **reduces opportunities for crime** (CS16, 2a) , **is close to the town centre** which is **accessible by foot and bike** (CS16, 1d), **is not overlooking or overlooked** (CS16, 1e), **has adequate width** (CS16).

It **sits comfortably on the site**, having far more amenity space for both the bungalow and the retained house than Appeal Inspector Robert Parker considered necessary in the appeal of 3 December 2020 (para 14).

The 1-bed bungalow design takes into account informative comments by Planning Officers and Appeal Inspectors in previous applications, appeals and pre-app consultations. **The attractive visual impact is similar to the bungalows in Avondale Road as it has a wide frontage and sufficient parking space alongside the building**, with the entrance facing Brooklyn Drive.

A car parking space 3 metres wide separates the bungalow from the proposed boundary with 17A/B Avondale Road. The access was approved in principle in the appeal of 02 February 2006. There is a car charging point plus a bin store. Cars cannot be parked in the front garden as there is a 1 metre high brick perimeter containing wall.

The bungalow has been set back by 3 metres from the pavement (2.5m further than the entrances to 17A/B Avondale Road which are adjacent to the pavement) to ensure that it is not in the direct sightline of vehicles travelling south through the 'dogleg' in Brooklyn Drive.

It is 0.9 metres from the fence owned by 15 Avondale Road to allow for access to build and maintain the property. It does not overshadow 15 Avondale Road or its garden.

The bungalow is 12 metres from 17A/B Avondale Road, which retains a 9-metre garden, adequate for the tenants' amenity, which they currently maintain.

Being 3 metres from the pavement gives adequate privacy to the home, particularly if blinds or net curtains are fitted, whilst the screen wall gives privacy to the patio.

(The front garden could be reduced to 2.8m to provide a more-spacious bungalow without serious detriment to other characteristics).

The windows give natural light to the entrance hall and all rooms. There is not a window in the southern elevation, ensuring that the rooms are not overlooked or overlooking.

For security there are lockable gates to prevent unauthorised access to the rear of the property.

Internally, it has 1-double-bedroom with an *en-suite* shower, toilet and handbasin, a guest toilet with handbasin and an open-plan lounge, kitchen and dining area.

The kitchen has a cooker and a hob, washing-up space, preparation space with refrigerator under, washing machine and fridge/freezer plus space above the washing machine for a microwave oven.

There is a window overlooking the large patio, which can be accessed from the kitchen, and is shown housing a proprietary double-fronted bike shed/tool/ gardening shed. There is space on the patio for a washing line.



PRECEDENTS

- a) The 3-metre frontage of the proposed bungalow is longer than that of many 2-storey properties on Avondale Road and provides for a front garden, whereas many 2-storey properties have lost this important visual and environmental characteristic due to forecourt parking. (3 Brooklyn Drive is 0 metres from the pavement at the NE corner. 17A/B Avondale Road is 0.5 metres from the pavement at the SE corner).
- b) Closeness to the rear boundary is a characteristic of the first 5 bungalows in Avondale Road (Nos. 2A, 2, 4, 6, 8), which are built up to the rear boundary or within 2 metres of it.
- c) A garden that is adjacent to the pavement is a characteristic of 17A/B, 19 and 27 Avondale Road, 23 Bramley Close and 3 Brooklyn Drive.
- d) 1-3 Brooklyn Drive establishes the precedent for development facing Brooklyn Drive.

CONCLUSIONS

- a) Whilst the development of 2-storey properties without garages on Avondale Road suited an era when there were few cars, it is now characterized by owners parking cars on the garden in front of the building line, plus roadside and pavement parking. Without garages and/or adequate parking at the side of the house, Avondale Road now has an adverse visual and environmental character. The 2-storey house design, with inadequate parking facilities and long back gardens does not meet the requirements of the Local Plan of today.
- b) The redeeming feature of Avondale Road is the attractive visual impact of the bungalows with wide plots facing Avondale Road, having side parking/garages and no roadside parking. The design of the proposed 1-bedroom bungalow mirrors these bungalows.
- c) The proposed bungalow would enhance Brooklyn Drive.
- d) The proposed bungalow meets the primary objectives of the Local Plan.


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