

8 Stanley Road, Emsworth

Design & Access Statement

INTRODUCTION

Helyer Davies Architects have been appointed by a private client to an existing dwelling at 8 Stanley Road, Emsworth, Hampshire, PO10 7BD.

This document outlines the proposed works to include:

- An external bin store and outside store.

This application is for Householder Planning Permission. The following documents accompany the application:

- 24127 Drawing Series
- Design & Access Statement
- Community Levy Infrastructure Form 1

A measured survey and topographical survey was undertaken by J. Brotherton & Partners in January 2025. The OS extracts are to show site location plan and block plan only.

EXISTING SITE LOCATION

The existing building at 8 Stanley Road is a 3-bedroom semi-detached residential property, situated on Stanley Road in the small coastal town of Emsworth, Hampshire.

Stanley Road is a private road accessed via King Street. The property is situated on the southern side of the road and the rear of the property backs onto Emsworth Harbour.

The area of the site is approximately 226m² and has a perimeter of 73m.

SITE LOCATION MAPS



Figure 1 Site location in Emsworth. Map retrieved from - <https://www.google.com/maps>.



Figure 2 Site location in Emsworth. Map retrieved from - <https://www.google.com/maps>.

SITE CONTEXT

The site is located within the Chichester Harbour Area of Outstanding Natural Beauty AONB, [shown in the blue hatch of Fig.3] therefore the proposal has been designed with consideration to the sensitive location. The site is also located within the Emsworth Conservation Area.

There are no individual TPOs or TPO areas located on the site.

LOCAL PLANNING HISTORY

The following applications have previously been approved planning permission by Havant Borough Council, around the site at 8 Stanley Road:

56 King Street

Ref: APP/23/00221

Description: Removal of existing balcony, infill recess at first floor front elevation with window and cladding to match

Date: Thu 18 May 2023

5 Stanley Road

Ref: APP/21/01394

Description: Demolition of existing garage, construct single storey side return, first floor rear extension, dormer roof extension, and re-build the garage

Date: Wed 16 Feb 2022

8 Stanley Road

Ref: APP/18/00968

Description: Proposed first floor garage roof loft extension; dormer window and roof lights.

Date: Wed 14 Nov 2018

3 Stanley Road

Ref: APP/16/00095

Description: Replacement of existing single storey rear extension and revised windows throughout.

Date: Wed 09 Mar 2016

PLANNING MAPS

Maps retrieved from: <http://maps.havant.gov.uk/havant.aspx>

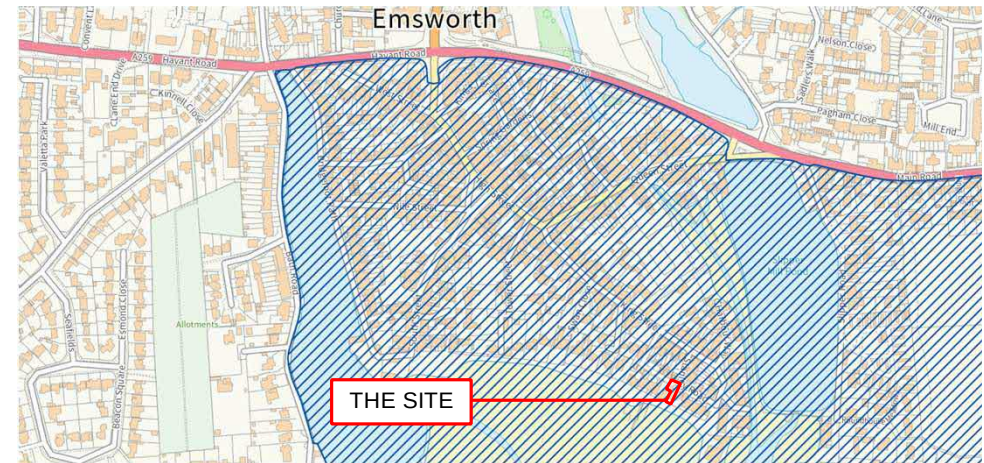


Figure 3 Chichester Harbour Area of Outstanding Natural Beauty AONB 滙 CS12

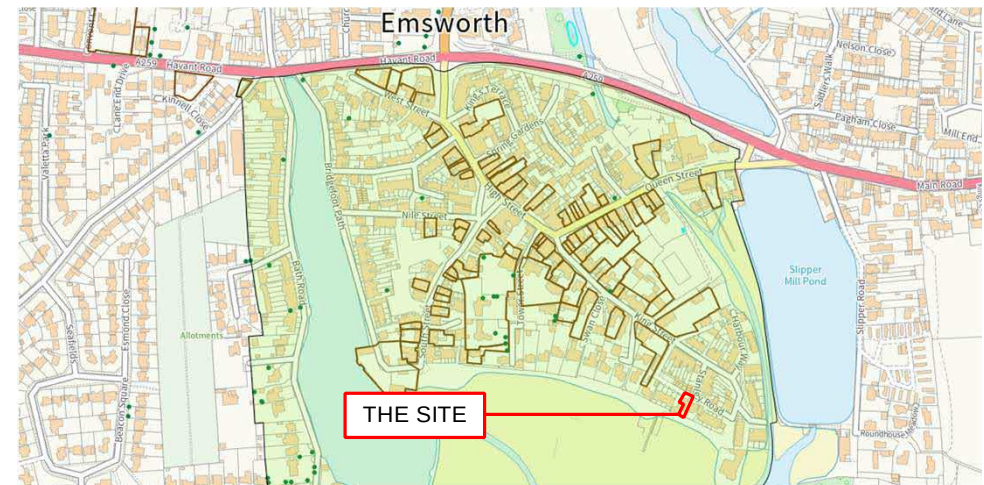


Figure 4 Emsworth Conservation Area, Listed Buildings, TPO's & TPO Areas

-  Chichester Harbour Area of Outstanding Natural Beauty AONB 滙 CS12
-  Conservation Areas
-  Listed Buildings
-  TPO Areas
-  TPO Groups
-  TPO Trees

PLANNING POLICY

Local Plan [Core Strategy] 2011

The Local Plan [Core Strategy] 2011 from Havant Borough Council is a crucial planning document that sets out the strategic direction for development in the borough until 2026. Adopted on March 1, 2011, it forms the first part of the Local Plan and provides a framework for sustainable growth, balancing local needs with national and regional policies.

Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty AONB

This policy aims to protect and enhance the natural beauty of Chichester Harbour, ensuring that any development within this area is carefully managed to maintain its special character and landscape.

Policy CS14 Efficient Use of Resources

This policy aims to ensure that development within the borough makes the best use of resources, minimizes waste, and promotes sustainability.

Policy CS16 High Quality Design

This policy aims to ensure that all new developments in the borough are designed to a high standard, enhancing the character and quality of the area.

Emsworth Neighbourhood Plan 2019 疊 2036

The Emsworth Neighbourhood Plan 2019 疊 2036 includes several design policies aimed at ensuring high-quality, sustainable development that respects the character of Emsworth. Here are the key design policies:

Policy D1 General Design Policy

This policy emphasizes the importance of high-quality design that complements the local character and context of Emsworth.

Policy D2 Height, Mass, and Materials

This policy sets guidelines for the height, massing, and materials used in new developments to ensure they are in harmony with the surrounding area.

Policy D3 Layout, Form, and Density

This policy focuses on the layout, form, and density of new developments, promoting designs that enhance the overall urban fabric.

Policy D5 Integration and Strong Connections

This policy encourages developments to integrate well with existing neighborhoods and create strong connections within the community.

Policy D6 Resource Efficiency

This policy promotes the efficient use of resources in new developments, including energy and water efficiency measures.

EXISTING SITE PHOTOS - ACCESS



Figure 5: View from the entrance of Stanley Road

The site is accessed via Stanley Road, which is a private road coming off King Street. Stanley road has a one-way system in place to control the traffic through. From the entrance of Stanley Road, you catch a glimpse of No 8 in the distance. The proposed extension won't be seen from here.



Existing
Olive Tree

Figure 6: View from exit of Stanley Road.

From the opposite end of Stanley Road, the view of No. 8 is currently limited. The existing olive tree will be preserved in the plans. The proposed store will have minimal impact on the property's view from this location.

EXISTING SITE PHOTOS



Figures 7 - 12: Site Images

FLOOD RISK

The Environment Agency is responsible for managing the flood risk from rivers and the sea. The flood zones are based on a location's chance of flooding from rivers or the sea in any year.

The Site at 8 Stanley Road, Emsworth lies within flood zone 1 & 2. The Environment Agency data suggests that there is a 'low risk' of flooding in zone 1 and a 'medium chance' in zone 2 from the sea and rivers or surface water. The proposals at 8 Stanley Road are in the northern corner of the site which is located within flood zone 1

The Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA for the site is Hampshire County Council.

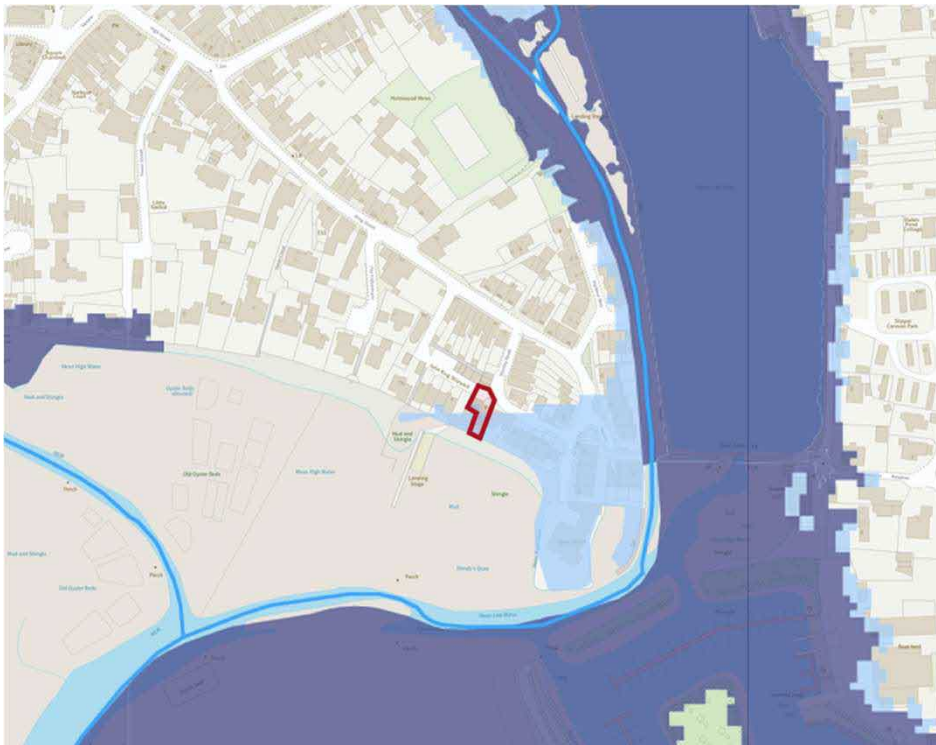


Figure 13: Flood Map showing flood risk from rivers and the sea.

Flood Zone Definitions:

Flood Zone 1

Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

Flood Zone 2

Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

Flood Zone 3

Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

LONG TERM FLOOD RISK

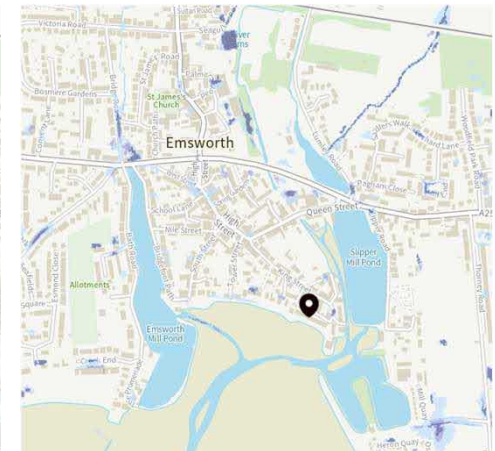


Figure 14 & 15: <https://check-long-term-flood-risk.service.gov.uk/risk#>

The yearly chance of rivers and sea flooding is Very low staying at Very low between 2036 to 2069. Very low is defined as less than 0.1% chance of a flood each year

The yearly chance of surface water flooding is Very low staying at Very low between 2040 to 2060. Very low is defined as less than 0.1% chance of a flood each year

THE PROPOSED

The proposed is to build a store and bin storage on the site of 8 Stanley Road.

DESIGN & LAYOUT - The design focuses on creating small store and bin storage, and small alterations to the garden wall. The current dwelling will remain as existing with the proposed store backing up against the existing neighbouring garage. The existing boundary treatments will be slightly altered to allow for a more effective parking plan and access to the front door, however there is an olive tree which will be kept to maintain the visual screening into the front of the property.

The proposal ensures efficient use of space and maintains the aesthetic coherence of the property. The proposal doesn't affect the front elevation of the house and is only visible from the side elevation [east].

APPEARANCE - The overall appearance of the property will remain consistent with the existing structure. The proposed store will use the same materials, finishes, and architectural style as the existing dwelling to ensure it fits in with the existing property. This approach respects the character of the neighbourhood.

USE - The use of the building at 8 Stanley Road, Emsworth will remain as a residential dwelling [use class C3堅

ACCESS - The existing vehicular and pedestrian access to the property will remain unchanged.

PARKING - The proposed parking plan includes space for three vehicles on the driveway and an additional vehicle inside the existing garage. This arrangement ensures that the property has adequate off-street parking, reducing the need for on-street parking.

AMOUNT - The store provides 1.7m² for bin storage and an extra 3m² of space for outdoor equipment. The footprint of the proposed store is 5.7m².

SCALE - The proposals are of modest scale with consideration to the overall area of the site on 8 Stanley Road. The store provides adequate space for both bins and some extra storage for outdoor equipment.

Neighbouring Properties & Garages Existing Dwelling & Garage Proposed Store

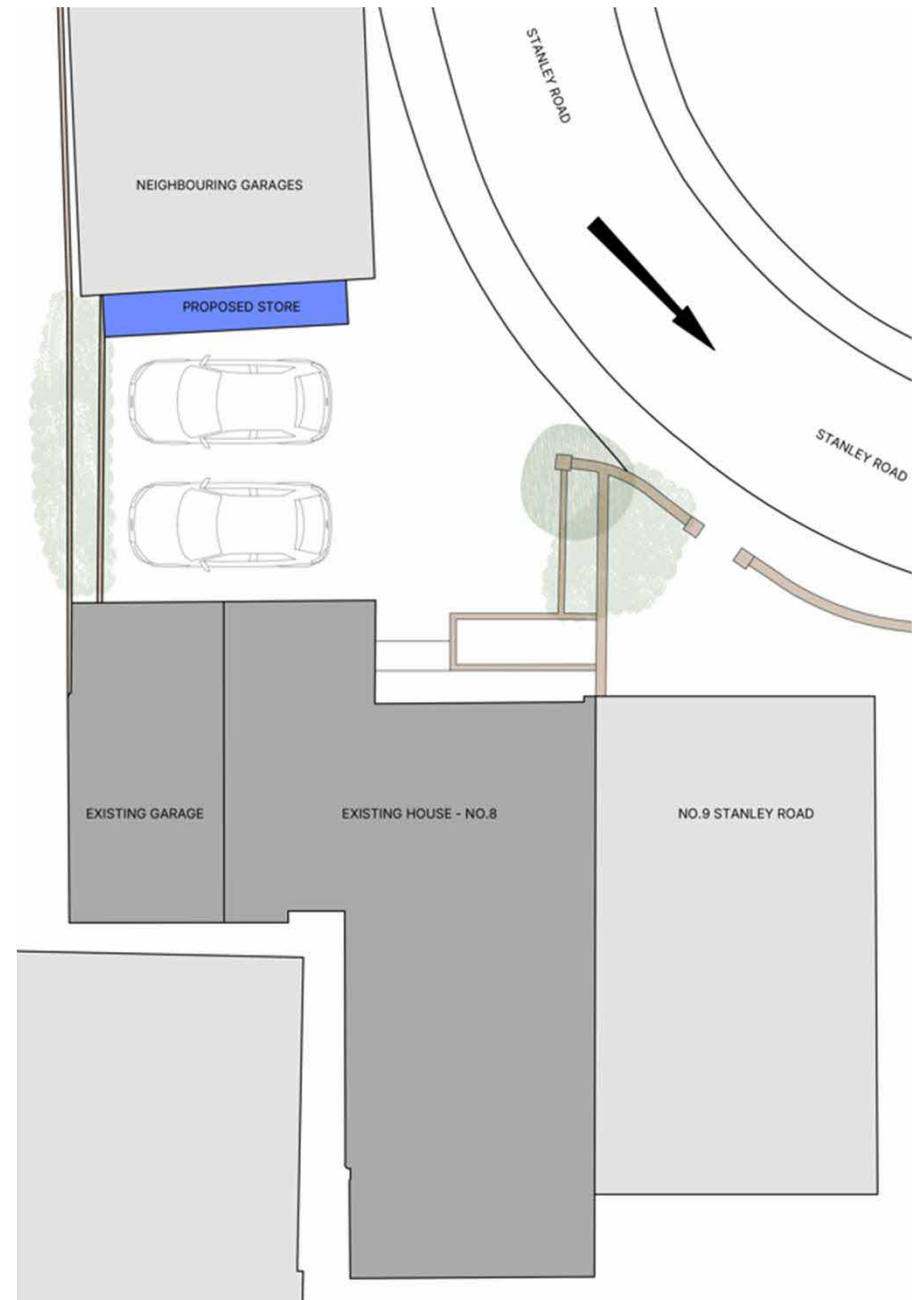


Figure 16/// Shows the existing buildings and the proposed store on 8 Stanley Road

MATERIALS

The planned extension at 8 Stanley Road will be built with high-quality materials that reflect the local architectural style and harmonize with the surrounding area in Emsworth. The proposed store and bin store will be constructed using brick to match the existing house and the adjacent garage.

Whenever possible, materials will be sourced locally to minimize embodied carbon and promote sustainability. This strategy not only reduces environmental impact but also enhances the house's integration with the landscape, reinforcing its sense of place.

SUSTAINABILITY

Wherever possible, materials will be sourced locally to support local suppliers and reduce carbon emissions. The selected materials are designed to be low maintenance, ensuring durability and a long lifespan.

LANDSCAPE

The overall landscape of the plot is to remain as existing. The garden and surrounding landscaping will be made good around the proposed works. Any planting, shrubbery or landscaping removed to allow for the proposed works will be replaced in adjusted locations around the site.

CONCLUSION

In summary, the proposed store & bin store at 8 Stanley Road in Emsworth have been designed with consideration to the overall plot. The store is well placed so that remains unseen from the entrance of Stanley road and the front elevation. By using local materials, it ensures that the design complements and respects the existing house.