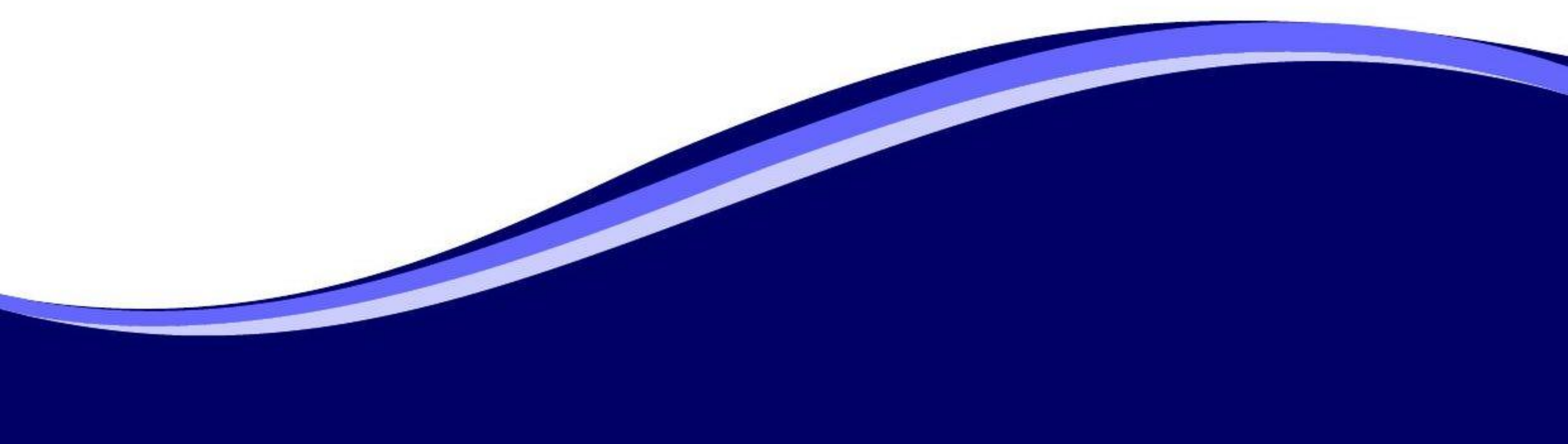


Design & Access Statement

Incorporating Planning and Sustainability
Statement

52 Southleigh Road,
Havant,
Hampshire,
PO9 2QH

Erection of two dwellings

A decorative graphic at the bottom of the page features a dark blue wave shape. A lighter blue line follows the upper curve of the wave, creating a layered effect.

Contents

1. Introduction

2. Background

The Site

Site Photos

The Surroundings

Planning Policy

Planning History

3. Design Response

Use

Amount

Layout

Scale

Appearance

Landscaping

Access

Sustainability Statement

4. Planning Case



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1 Introduction

Document type:

Design and Access Statement (required by Town and Country Planning (Development Management Procedure) (England) Order 2015);
Planning and Sustainability Statement (required by Local List)

Site Address:

52 Southleigh Rd, Havant, Hampshire, PO9 2QH

Proposal:

Plot severance and the erection of two detached dwellings with associated access and parking

Application type(s):

Full planning permission

Client:

Passive Investment Properties

Architect:



Author:

Mr C. Miell, BA(Hons), MPlan , MRTPI

Date:

February 2016

Location:



2 Background

The Site

Site area

0.17 ha

Topography

Generally level

Use

C3 residential and curtilage

Layout

Substantial corner plot situated on the junction between Southleigh Rd to the west and Hallett Rd to the north. The existing dwelling is set back from the highway within the north western part of the site. It's frontage faces west onto Southleigh Rd, whilst its rear faces east to the rear gardens of the properties sited on Hallett Rd.

Scale

2 ½ storey rectangular plan form with a single storey outbuilding to the southern boundary.

Appearance

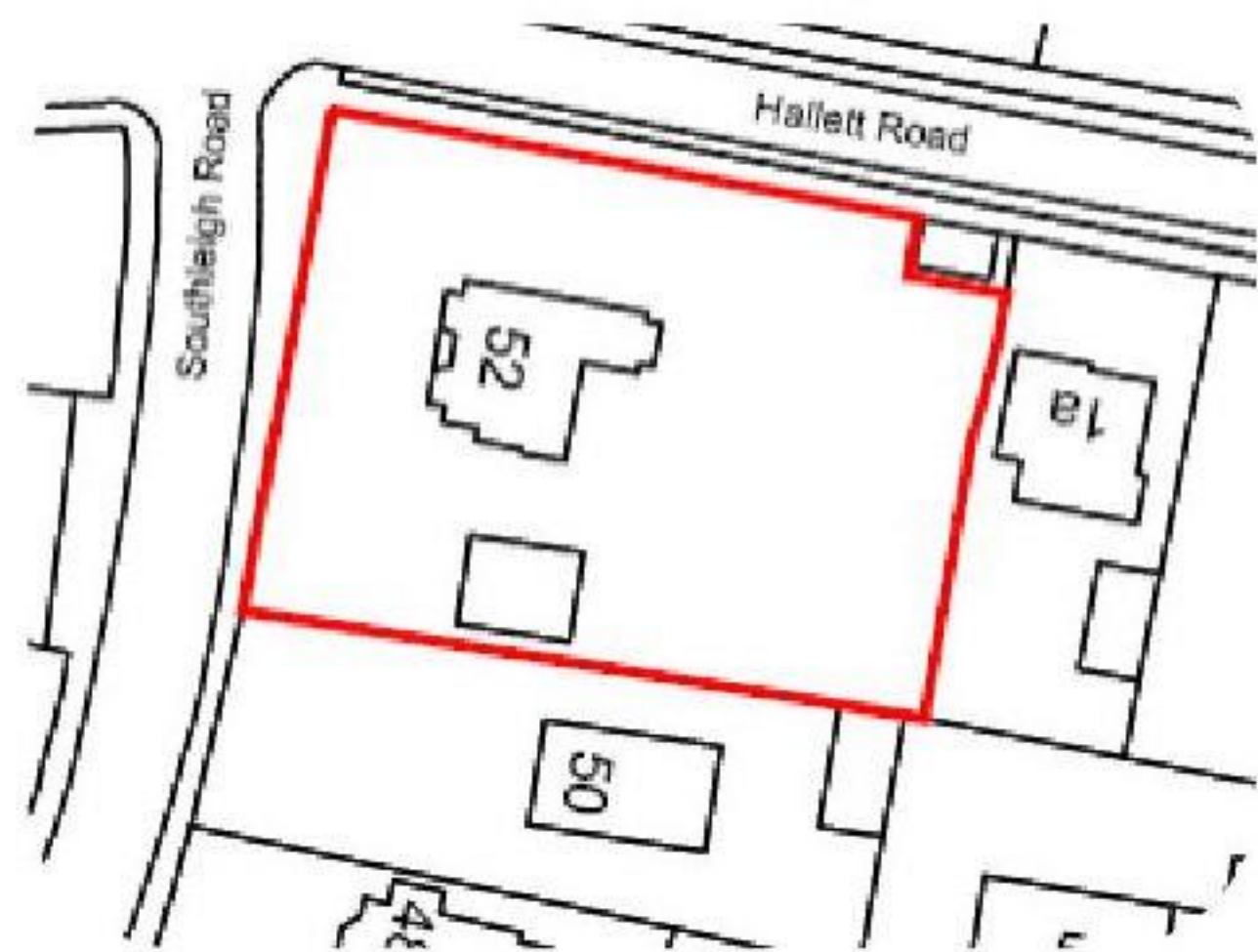
The existing property would appear to date from the interwar period and is of an arts and crafts style. The dwelling has accommodation over three floors and features a rendered exterior under a clay tile roof.

Landscape

Garden area with mixed shrubs, planting and trees. Garden land is laid to lawn with native hedgerow to boundaries.

Access

Vehicle and pedestrian access is provided from Southleigh Rd.



Location Plan



Front Elevation



Rear Elevation

Site Photos



Existing Garage



Rear Garden - Proposed 'Plot 1'



Existing Front Garden



Hallett Rd Sub-Station



Rear Garden - Proposed 'Plot 2'



Hallett Rd Streetscene

The Surroundings

Character Overview

Traditional urban area with mixed development form.

Use

Predominately C3 residential but with a range of surrounding commercial and community uses with the wider area. Residential use comprises a mix of semi-detached/detached houses and chalet bungalows with new development by Barrett Homes currently under construction at 'Nursery Fields'.

Amount

Varied densities within the residential area depending on the building form. The density of development is typically 25 – 35 DPH.

Layout

Strong linear development with streets laid within a traditional grid pattern. Dwellings have a strong frontage on the street-scene. Several cul-de-sacs come off the main streets.

Scale

A mix of two storey dwellings and chalet bungalows. Commercial units within the wider area are typically two and three storey.

Appearance

Wide variety of architectural styles present within the streetscene, with dwellings typically of traditional forms, with development dating from the Victorian period to the present.

Landscape

Vast levels of soft landscaping within the street-scene with many trees and green verges present within the wider area. Front boundary treatments are typically timber fencing, hedging and low brick walls. Rear gardens are typically laid to lawn, with several properties having side vehicle accesses.

Access

Sustainable location close to local road networks and public transport interchanges.



Surrounding Area

Planning Policy

National Planning Policy

At the heart of the Framework is a **presumption in favour of sustainable development** (para 14). As part of this presumption the NPPF actively **encourages new residential development in sustainable locations** (para 49) and has a particular emphasis on the effective use of land by **reusing land that has been previously developed** (paras 17 & 111).

Paragraph 50 of the NPPF details how LPA's should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups, in the community. It also states how LPA's should identify the size, type, tenure and range of accommodation that is required in particular locations and reflecting local demand.

Section 7 Requiring Good Design, encourages good design, which ought to be achieved by incorporating the following factors which are addressed in respect of the proposal:

optimising the potential of the site (para 58 bullet 3) – the scheme aims to maximise the potential of the site without material harm to the character of the area;

responding to local character without stifling innovation, originality or initiative the proposed scheme aims to take the initiative of improving the site. The scheme positively addresses the street and responds to local character .

being visually attractive as a result of good architecture and appropriate landscaping (para 58 bullet 6) – the applicant considers that this is the case in respect of the proposed scheme; and

taking opportunities available for improving the character and quality of an area and the way it functions (para 64) – again the aim of the proposal is to take the opportunity to improve the character and quality of the area ("local distinctiveness") by introducing a scheme of good architecture on an underused site, improving the appearance of the street scene.

The Development Plan

Havant Borough Core Strategy (adopted March 2011)

CS9: Housing – Planning permission will be granted for housing developments that achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form. Also, development should provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

CS13: Green Infrastructure – Development proposals should maintain and enhance, where appropriate, existing green infrastructure.

Cont.. CS14: Efficient Use of Resources – New residential development should meet the criteria of Level 3 of the Code for Sustainable Homes, unless proven to be financially or technically unviable – *See Sustainability Statement.*

CS16: High Quality Design - Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. In addition development should respond to the character of the area and not be detrimental to neighbouring amenity or local landscape features.

CS17: Concentration and Distribution of Development within the Urban Areas – Development should make the most effective use of land in the Borough, with a priority on redeveloping existing brownfield sites. Housing developments should also be primarily delivered in the 5 existing urban areas identified by the plan.

CS21: Developer Requirements – Development will be permitted if on-site and/or off-site infrastructure requirements are met – *This application is supported by the relevant CIL forms and the developer agrees in principle to pay the required planning obligations.*

Supplementary Planning Documents

- Borough Design Guide SPD (Adopted December 2011)
- Housing SPD (Adopted July 2011)
- Residential Parking and Cycle Provision SPD (Adopted March 2010)

Havant Borough Local Plan Allocations (adopted July 2014)

AL1: Presumption in Favour of Sustainable Development - When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether: 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or 2. Specific policies in the NPPF indicate that development should be restricted.

AL2: Urban Area Boundaries and Undeveloped Gaps between Settlements -

The Borough's undeveloped gaps are those areas between the urban area boundaries of Waterlooville, Leigh Park, Havant, Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester.

Planning History

Pre-Application

Prior to submitting this application pre-application advice was sought from the LPA (Ref: GEN/15/00636) in respect of the erection of two additional dwellings at the site.

Following a site meeting, the Case Officer, Mrs Sally Smith, provided written advice on 3rd August 2015 and concluded the principle of development was considered to be acceptable, stating *"I can advise that the property is located within an area identified as an urban area as per Policy AL2 of the Havant Borough Local Plan (Allocations). This means that the principle of development is supported providing the scheme proposed accords with all other material planning considerations. In this particular case I consider that a single bungalow to the east and a further one to the south of the existing property may be acceptable subject to the scale and design being reflective of the existing garage and/or the adjacent properties."*

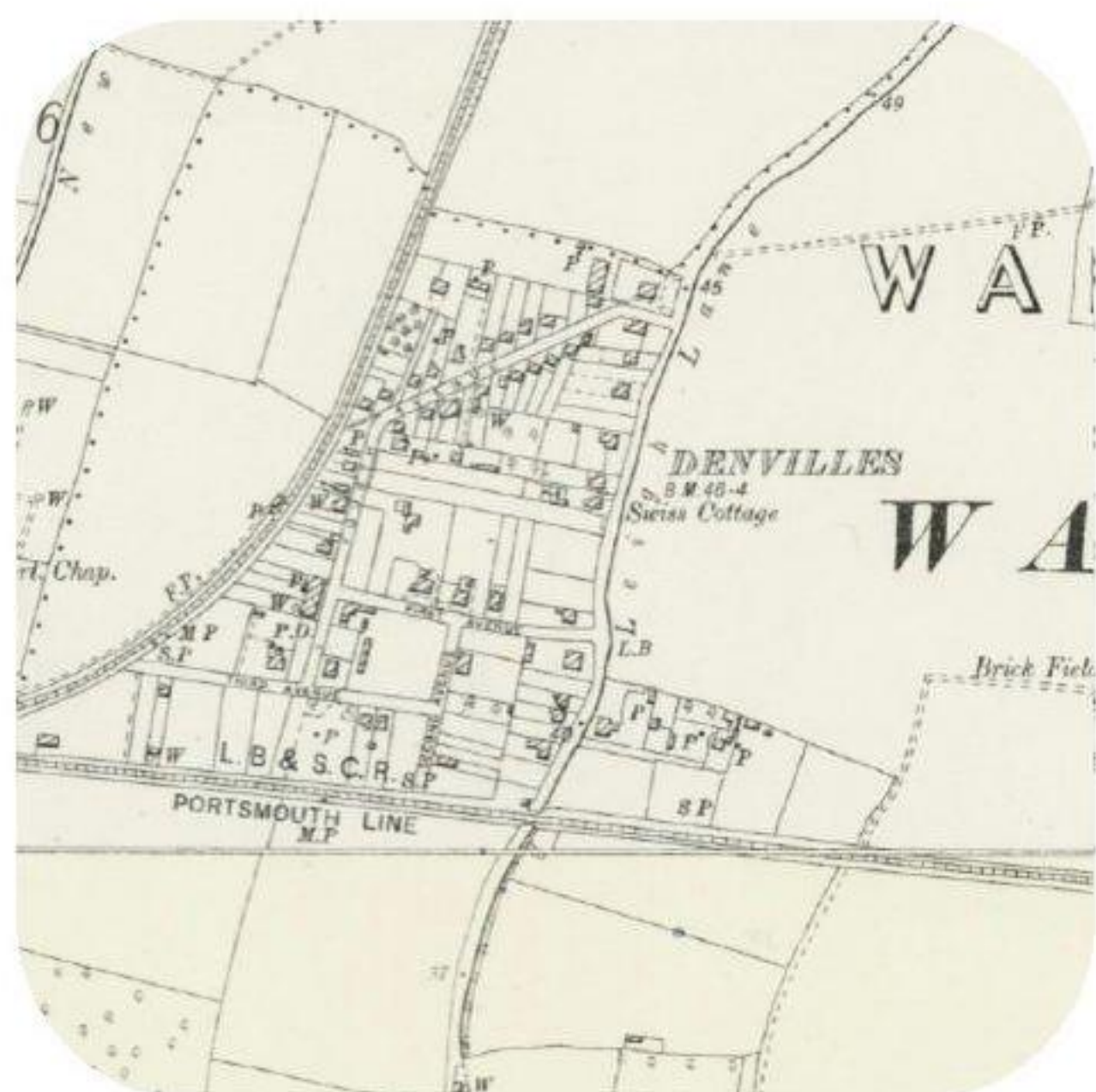
As part of the pre-application response it was advised that the units should not appear cramped within the streetscene, with the design of units taking their lead from the neighbouring units. In terms of other requirements, it was noted that the development should comply with the LPA's Borough Design Guide SPD and Residential Parking and Cycle Provision SPD.

In respect of the above, the Borough Design Guide states *"In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply"* (relevant criteria stated):

- *Where a dwelling faces a blank gable, 10 metres separation distance is required – In this instance a distance of 10.7m would be present between the west elevation of Unit 1 and the existing dwelling.*
- *Garden length should normally allow 10 metres between the dwelling and the boundary - In this instance the rear garden length of the Unit 1 would be 14.6, whilst Unit 2 would be 12.8m.*

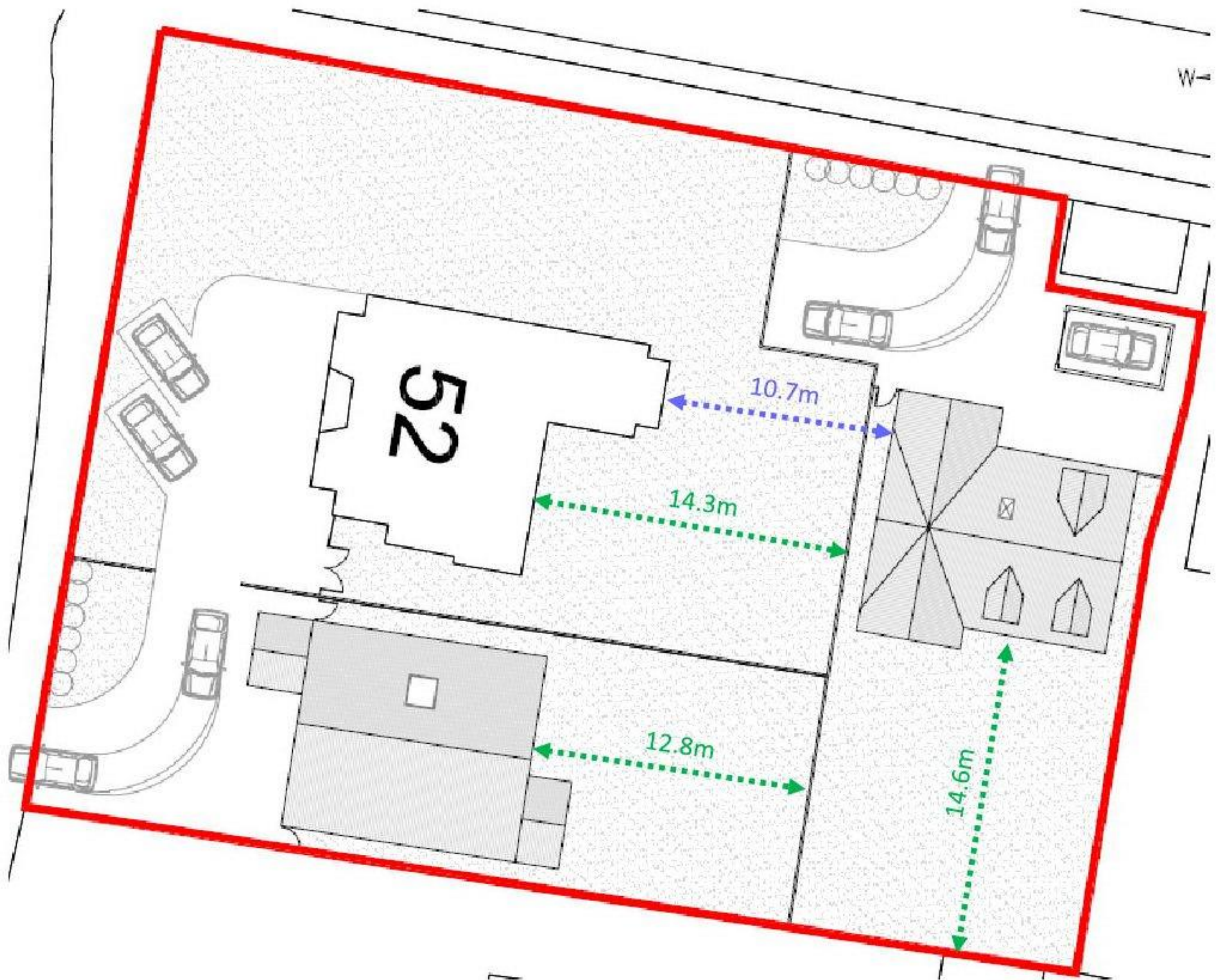
Planning History

The existing dwelling dates from the interwar period and is considered to contribute positively to the character of the area. Upon searching the Council's online electronic register of planning applications no results were returned. In terms of general history, an analysis of historic maps shows prior to development the site was agricultural land used in association with South Leigh Farm.



1913 OS Map Extract – Source: Dorset Explorer

Borough Design Guide (2011) Analysis



Proposed Site Plan

Explanatory Notes:

- All rear garden lengths exceed 10m, therefore the occupiers of both the existing and proposed dwellings have adequate amenity space.
- The rear elevation of the existing unit is situated 10.7m away from the proposed side gable elevation of Unit 1, therefore neighbouring amenity is safeguarded. The proposed elevation is effectively 'blank' as it only features obscurely glazed windows that serve en-suite bathrooms. The level of obscurity and restricted opening to prevent overlooking can be secured by planning condition.

3 Design Response

Use

The continued residential use of the site would not be out of character in this established residential area. Moreover, the site is not allocated in the Development Plan for other uses and the principle of two dwellings was supported at pre-application by the LPA.

Amount

The amount of development has been driven by the following considerations: the need to respect the spacious character of the surroundings, the need to create a viable scheme and the need to make best use of urban land. The severance of the existing plot and the erection of two additional units gives a density that is comparable with existing residential development in the surrounding area.

In terms of site coverage the proposed density is similar to other new developments within the wider area such as Nursery Fields. The scale of the development as discussed in another section is consistent with the prevailing pattern of development in the area with the units responding to the scale of the neighbouring units on Hallett Rd and Southleigh Rd, respectively.

As can be seen from the accompanying site plan, the amount of development proposed has been carefully balanced to create an attractive scheme which would not represent overdevelopment and therefore avoids creating an overbearing impact on the neighbouring plots, thus maintaining the amenities of neighbouring residents.



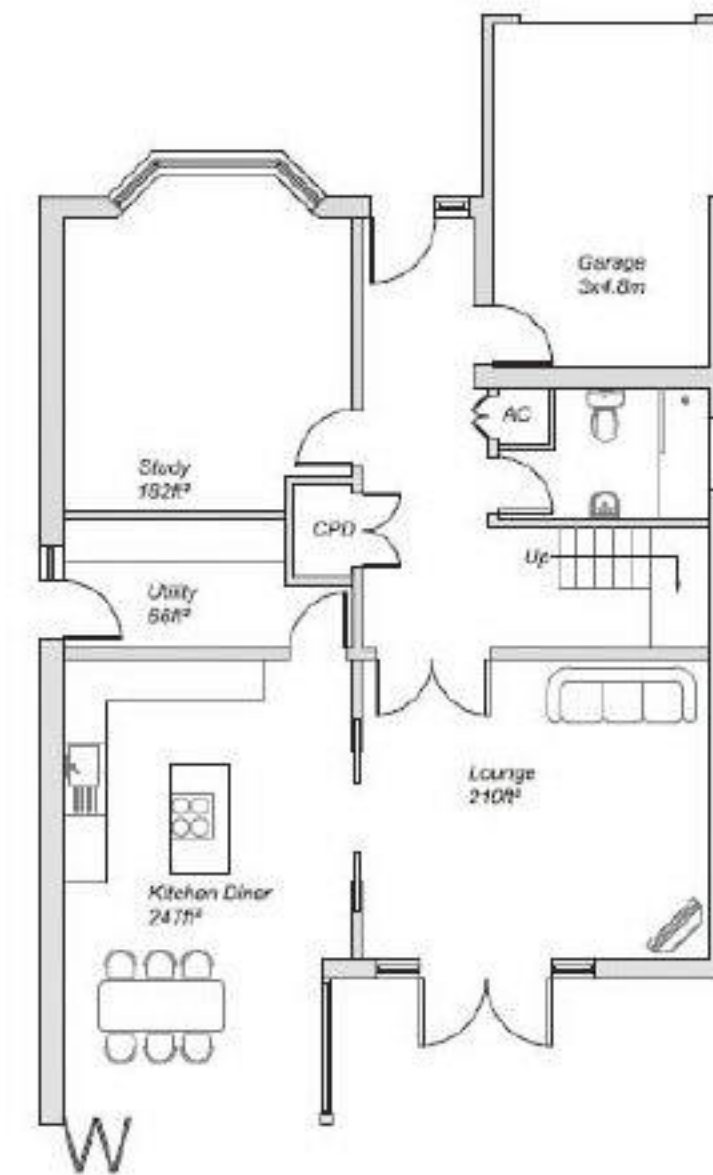
Proposed Site Plan

Layout

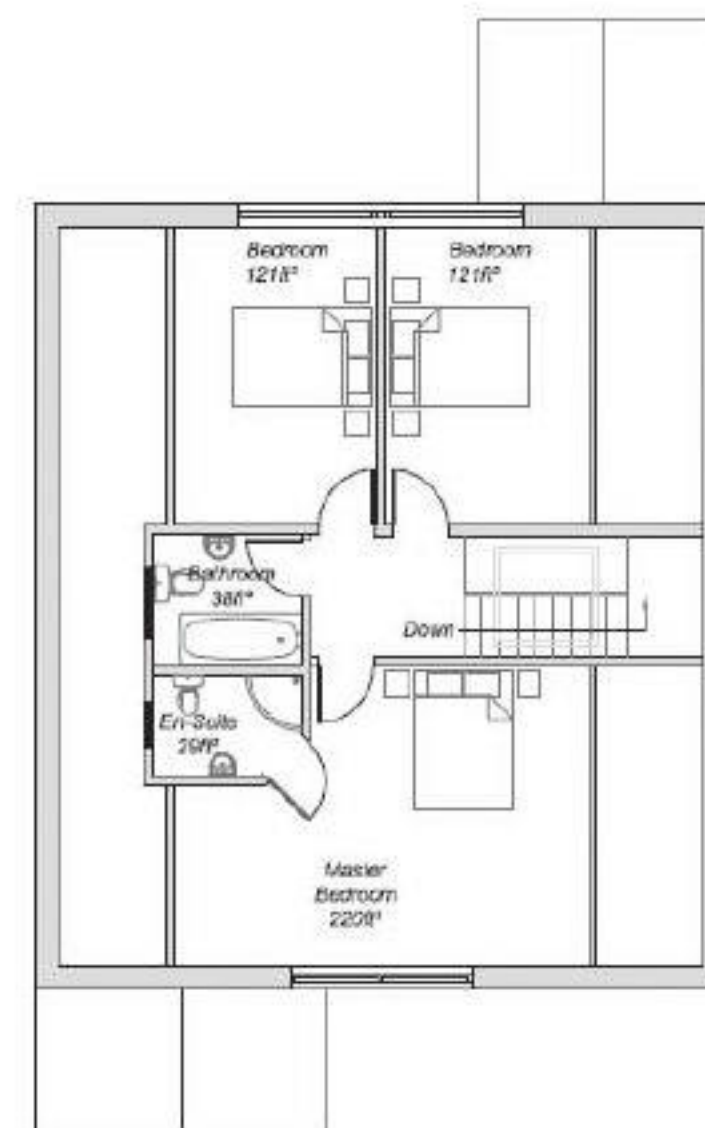
The layout of the proposed development has principally been driven to work with the existing dwelling and neighbouring buildings. The proposed dwellings respects the established building lines and orientation of the respective neighbouring properties on Hallett Rd and Southleigh Rd, and would respect the area's spacious character.

The scheme has be laid out to ensure that there is sufficient distance to all boundaries and that the existing landscape features of merit are retained. In terms of neighbouring amenity, the units feature careful fenestration arrangements to ensure the privacy is safeguarded.

In terms of the internal layout of the proposed dwellings, the ground floor of the units would feature an open-plan kitchen/dining room area, lounge and WC, with Unit 2 also featuring an integral garage . On the upper floor there would be three/four double bedrooms and a bathroom.



Unit 2 - Ground Floor Plan



Unit 2 - 1st Floor Plan



Unit 2 - Proposed Elevations

Scale

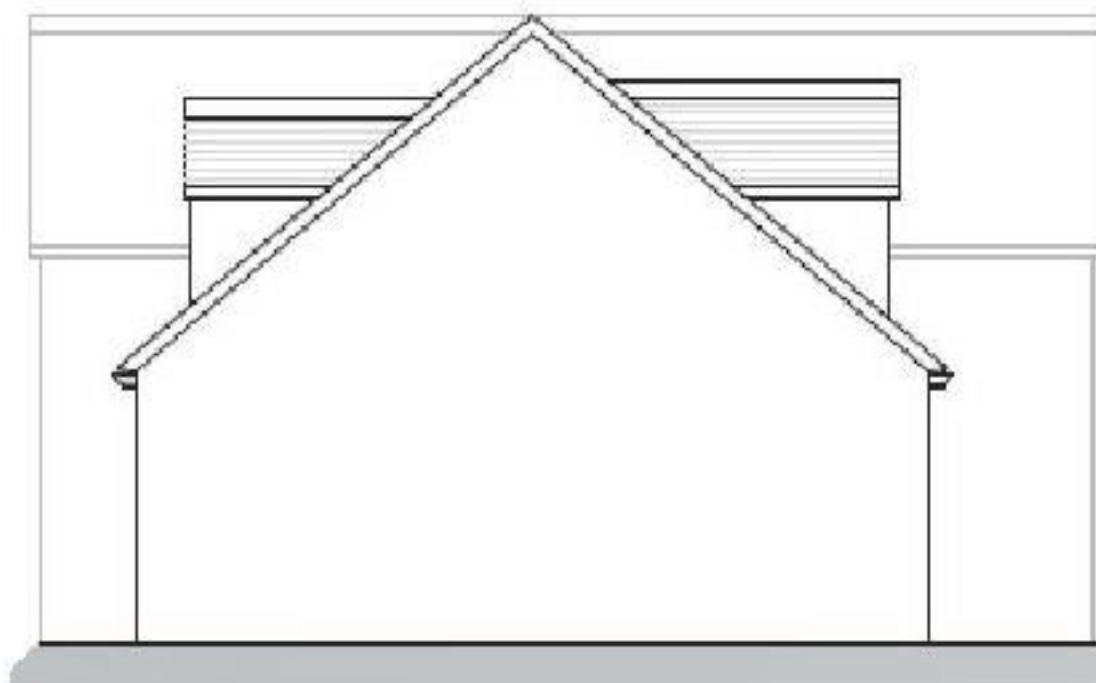
In accordance with pre-application advice, the proposed dwellings would be of a modest scale comparable to neighbouring units. As such both units will feature low scale single storey eaves lines, with accommodation provided within the upper floor by gable and dormer windows. This allows the proposed development to assimilate into the existing built form of the area without any difficulty, as it would commensurate with neighbouring units.

As can be seen from the accompanying elevations, the scale of development proposed has been carefully balanced to create an attractive scheme which makes the best use of this site, whilst not representing an overdevelopment of the site nor creating an overbearing impact on neighbouring properties.

Appearance

The new residential dwellings would be of a traditional form with contemporary fenestration arrangements which compliment the surrounding streetscene. The properties would be constructed from traditional materials and would be finished with timber boarding and render under a tile roof.

These factors contribute to a high quality design solution which would make a positive contribution to the built environment, fitting in well with the established development in the area. Therefore it is considered that the proposal, when viewed in terms of the wider character and appearance of the existing and proposed locality, would not adversely affect the local distinctiveness of the area.



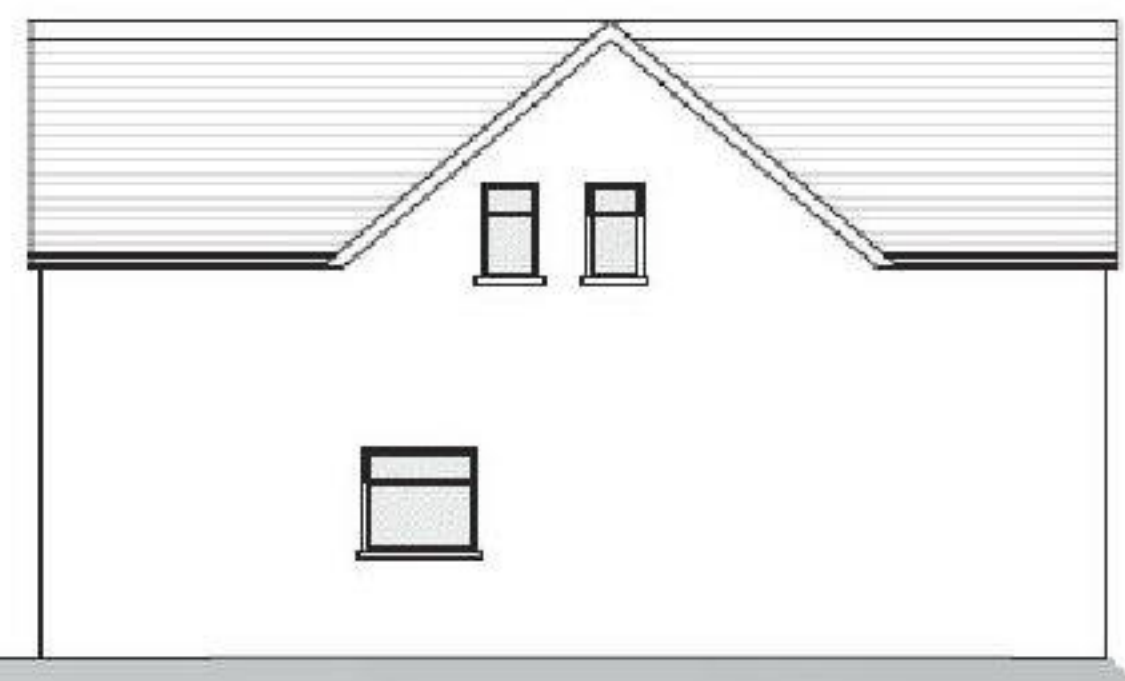
Unit 1 – East Elevation



Unit 1 – North Elevation



Unit 1 – South Elevation



Unit 1 – West Elevation

Landscaping

Prior to submission, advice was sought from Jamie Gargett (Principal Arboriculturalist – Havant Borough Council) in respect of the proposed development, who advised none of the existing trees were protected and could be removed to facilitate the development.

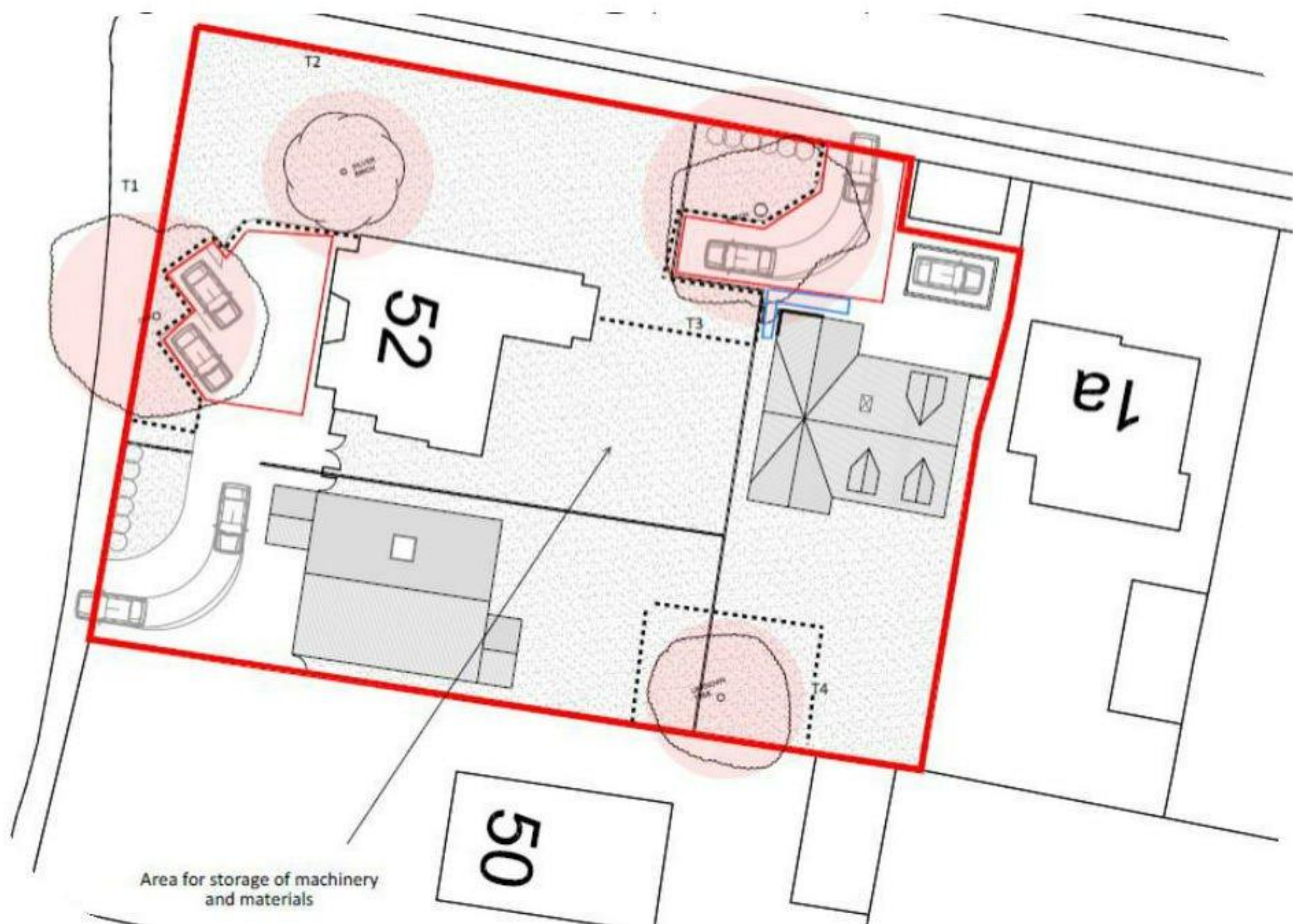
Notwithstanding the non-protected status of the trees, the proposal has been designed to work with the existing soft landscaping and the trees of merit at the site. As such an Arboricultural Impact Appraisal and Method Statement has been prepared by the Johnston Tree Consultancy and this report accompanies this application and addresses how the new dwellings can be comfortably accommodated on the site whilst safeguarding several of the existing trees.

Access

Vehicle access to the dwellings will be taken from the respective Hallett Rd and Southleigh Rd boundaries, with boundary treatments at the access points being no higher than 600mm to safeguard highway safety.

In accordance with LPA guidance the development will provide a minimum of 2 car spaces per unit, two via garages and four via hardstandings. This accords with both local and national parking guidelines and maintains highway safety.

The site lies in a relatively sustainable location that is well served by public transport, such as Warblington station, and local amenities in the surrounding area.



Tree Protection Plan

Sustainability Statement

A sustainability statement is required by the Local List to address Core Strategy policy CS14.

The criteria of **CS14** are addressed as follows:

1. Development must provide adequate land or funding for waste management infrastructure;

The layout of the development will facilitate the storage and collection of waste bin and recycling containers. On collection days all bins and/or containers will taken to the front of the property for safe collection.

2. Development should contribute to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area;

The roofs will provide roof planes with suitable orientation for photovoltaic panels and solar panels.

3. On completion, unless proven to be financially or technically unviable, new residential development should meet Level 3 of the Code for Sustainable Homes; and particular attention should be paid to water efficiency measure;

Code for Sustainable Homes:

It is considered financially and technically unviable to retro fit the existing dwelling, which is almost 100 years old, with measures to bring it up to Level 3 of the Code for Sustainable Homes.

Notwithstanding the above, the following measures can be incorporated into the new units and are likely to result in the proposal meeting at least Code level 3:

- Providing high efficiency gas fired condensing boilers (min 90% efficiency).

- An alternative heating arrangement/ combination using ground or air source heat pump technology.
- High level of insulation to building envelope.
- Use of grey water systems to reduce clean water consumption.
- Control technology to both heating and ventilation systems.
- Enhanced double glazing.
- Enhanced construction detailing and construction to reduce air leakage.
- Energy efficient lighting and appliances.
- Use solar technology to provide hot water (solar panel) and electricity (photovoltaic).

All of the above will be subject to the advice of a Code for Sustainable Homes Assessor and recommendations for this scheme.

Water Efficiency:

The design will provide for rainwater run-off from roof and permeable hardstanding areas to discharge into soakaways and the possible use of a grey water system. Furthermore, the development will be designed to use no more than approximately 125 litres of water per person per day. This could be achieved by fitting a number of items such as:

- 6/4 Dual Flush WC.
- Flow Reducing/Aerating taps throughout.
- 6-9 litres per minute shower
- a smaller, shaped bath – still long enough to lie down in, but less water required to fill it to a level consistent with personal comfort.
- 18ltr maximum volume dishwasher.
- 60ltr maximum volume washing machine.

4 Planning case

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 38(6) Planning and Compulsory Purchase Act 2004

Development Plan

Policy CS9

The site is situated in a sustainable location close to public transport and local amenities. The development would respect the character of the area and would provide a mix of dwelling sizes to meet local housing need.

Policy CS13

The Arboricultural Impact Appraisal and Method Statement demonstrates that the green infrastructure on the site will be retained as part of the development, where possible.

Policy CS14

The Sustainability Statement submitted as part of this application demonstrates the development would comply with this policy.

Policy CS16

These various matters set out in this policy have been dealt with in the previous section and it is concluded that the proposed development will fit in well with the adjoining buildings and the surrounding area in all respects including siting, scale, massing, height, design details, materials and appearance. It is considered that the proposal would enhance the character of the

area and would not be detrimental to neighbouring amenity.

Policy CS17

The proposed development is considered to make the most effective use of site and will contribute to the Borough's housing need.

Policy CS21

The application is supported by the relevant CIL forms.

There would appear to be no other Development Plan policies directly applicable to this proposal. It is therefore considered that the proposal complies with the Development Plan.

Material Considerations

There are no material considerations which would count against the proposal.

Conclusion

As the proposal complies with the Development Plan and there are no material considerations which indicate that it should be determined otherwise, the proposal ought to be approved.