



PLANNING AND **DESIGN AND ACCESS STATEMENT**

Planning permission for the erection of a three-bedroom detached chalet bungalow with associated parking and access. No's. 8 and 10 Westbrook Grove retained on reduced curtilages.



SITE: LAND TO THE REAR OF
8 and 10 WESTBROOK GROVE, PURBROOK,
WATERLOOVILLE, HANTS, PO7 5HX

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1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement is prepared on behalf of Mr Gibbs in support of his application for full planning permission for the erection of a three-bedroom detached chalet style bungalow with associated parking and access. No's. 8 and 10 Westbrook Grove would be retained on a reduced curtilage.
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in determining the appropriateness of the development. The applicant is confident that this is the case and that planning permission should be granted subject to conditions where appropriate and necessary.

2.0 ASSESSMENT

2.1 Site Description

The application site is located within the urban area of Purbrook on land to the rear of 8 and 10 Westbrook Grove. The application site is currently made up of the ends of both gardens, both of which have detached garaging at the far ends with vehicular access onto Shaftesbury Avenue.

- 2.2 The wider sites of 8 and 10 Westbrook Grove are currently made up of extended detached chalet style dwellings, both of which front on to Westbrook Grove, whilst number 8 is located on a corner plot, with Westbrook Grove to the front (west) and Shaftesbury Avenue to the side (south) of the dwelling. The dwellings have front gardens with additional on-site parking to the front.
- 2.3 The immediate and wider area is residential in nature comprising of a variety of different sized and type dwellings, including bungalows and two storey houses. The dwellings include terraced, semi-detached and detached dwellings, with a variety in materials used also, including brick and render.

3.0 RELEVANT PLANNING HISTORY

3.1 8 Westbrook Grove:

APP/17/00220 - Retention of single storey side and rear extension.
Approved April 2017.

3.2 10 Westbrook Grove:

19392/3 – Single storey rear extension. Approved – arch 1982.

4.0 PROPOSAL

4.1 Planning permission is sought for the erection of a detached, three-bedroom chalet style dwellinghouse with associated parking and access on land to the rear of 8 and 10 Westbrook Grove. The proposal would also include a secure cycle and bin storage behind the tandem parking area at the side of the new dwelling. Parking and access would be retained for 8 and 10 Westbrook Grove to the front of these dwellings with access onto Westbrook Grove.

4.2 The proposed detached chalet style bungalow, with barn hipped roof, is of a scale and design consistent with that found within the immediate area, both along Westbrook Grove and Shaftesbury Avenue. The new dwelling would revise an existing vehicular access directly on to Shaftesbury Avenue, an unclassified road.

4.3 The new dwelling would benefit from two on-site parking spaces in tandem formation and secure cycle storage for up to two cycles. The amenity space of 88.2 square metres is considered to be more than sufficient for the passive recreational requirements of a three-bedroom unit.

4.4 8 Westbrook Grove would retain a 12m deep garden with an area of approximately 120 square metres, whilst 10 Westbrook Grove would retain an 11m deep garden with an area of approximately 88 square metres. This is considered to be suitable for both existing three-bedroom dwellings

4.5 Development Objectives

- Provide a high quality three-bedroom family dwelling that is sympathetic and reflective of the existing built form and character of the area.
- To provide much needed family accommodation in a sustainable location to meet social and economic objectives.
- To provide a more efficient use of a previously developed site without causing unacceptable harm to the residential amenities of neighbouring dwellings, future occupants or the character and appearance of the area.

5.0 PLANNING POLICY

5.1 National Planning Policy Framework 2018

The National Planning Policy Framework (NPPF) was introduced on 27 March 2012 and was recently updated in July 2018. It continues to establish a presumption in favour of sustainable development through *“three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land,

helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.” (Chapter 2, NPPF, 2018).

5.2 Paragraph 59 goes on to say:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

5.3 Paragraph 61 goes on to say *“Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.”*

5.4 Chapter 11 of the National Planning Policy Framework deals specifically with making effective use of land. Paragraph 117 stipulates that *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”* The fact that the development would see the demolition of existing detached garages and utilisation of an existing access, within a street scene already characterised by a variety of residential development would clearly accord with the sustainable objectives for brownfield sites.

5.5 Chapter 12 of the NPPF ‘achieving well designed places’ at paragraph 124 sets out that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

5.6 Paragraph 127 goes on to set out the detailed criteria that local authority decisions should ensure:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

5.7 In this instance it is acknowledged that this is an innovative form of development. However, it is maintained that the proposal offers a low key, high quality development, that is in keeping with the prevailing residential character of the area and represents a clear efficient use of an existing brownfield site within a sustainable location.

5.8 The new dwelling is appropriate in respect of its scale, positioning, architectural style and use of materials. Further its positioning within the streetscene of Shaftesbury Avenue is consistent with existing residential development opposite and adjacent to the application site. It is therefore contended that the development would accord with the principles and objectives of the amended NPPF and the relevant policies of the Council's development plan.

5.9 **Havant Borough Core Strategy 2011**

The following policies of this document are considered relevant to the development proposed:

CS9 Housing: criteria 1 and 4 and supporting paragraphs 6.23 and 6.24;

CS16 High Quality Design: criteria 1 (a), (b), (c) and (e); criteria 2 (a) and criteria 6. Regard has also been given to the supporting text with particular reference to paragraphs, 7.39, 7.42, 7.47, 7.48, 7.49 and 7.50;

CS17 Concentration and Distribution of Development within the Urban Areas: criteria 1 and 2;

DM8 Conversion, Protection and Enhancement of Existing Natural Features: criteria 1, 2 and 3;

DM13 Car and Cycle Parking on Residential Development.

5.10 **Havant Borough Residential Parking and Cycle Provision SPD, 2010**

The development would seek to provide one three-bedroom dwelling, whilst retaining the three-bedroom dwellings of 8 and 10 Westbrook Grove. Having regard to the parking standards within the SPD the development proposes two on-site parking spaces for the proposed dwelling and two on-site parking spaces be retained as existing for each of the existing dwellings. The development also makes provision for secure cycle storage for the new dwelling. It is considered that this would be in line with adopted parking and cycle standards.

5.11 **Havant Borough Local Plan (Allocations), 2014**

AL1 Presumption in Favour of Sustainable Development and supporting text.

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements, particularly paragraph 2.06. This policy seeks to encourage development within the defined settlement boundary.

DM24 Recreational Disturbance to Special Protected Areas (SPA's) from Residential Development, criteria (a). It is understood that the site is within the SPA the applicant is therefore prepared to pay the SDMP mitigation payment, currently set at £181 per additional dwelling, plus administration fees.

5.12 The development would be delivered with full regard to the above development plan policy framework. The proposal would provide for an additional family home within a sustainable part of the Borough and within the settlement boundary.

5.13 The development as proposed has had specific regard to the policy requirements, both locally and nationally. The revised development has proper regard to the character and appearance of the area, the residential amenities of

adjoining properties and those of future occupants and the landscape characteristics of the site.

- 5.14 The development therefore would make efficient use of a site within the urban edge, providing family housing commensurate with that already found in the area. It is therefore contended that there is no policy objection to the development as proposed.

6.0 EVALUATION

6.1 Character and Appearance:

The site is located within the settlement area of Purbrook, an established residential area characterised by various style, single storey and two storey terraced, detached and semi-detached dwellings.

- 6.2 The proposed dwelling has been carefully designed to respect the local vernacular, including layout, scale, architectural style and the pallet of materials found in the immediate vicinity, whilst contributing to the individuality of architectural design within this part of Purbrook.

- 6.3 The proposal would see the erection of a three-bedroom family dwelling, appropriate to its plot size, and comparable in size and layout to those of the immediate area; particularly dwellings to the west and south of the site. The proposal has also had due regard to the positioning of the existing dwellings on site and its relationship with the retained and neighbouring dwellings.

- 6.4 In respect of the above information it is considered that every regard has been given to the existing character and appearance of the area. The development would result in a development that would make a positive contribution to the area, whilst retaining the important qualities of the site and built form found within the locality.

6.5 Residential Amenity:

The dwelling has been positioned with regard to the neighbouring dwellings and every effort has been made to ensure that the layout maximises distance from neighbours, positions new habitable windows and the amenity space for the new chalet bungalow away from the dwellings to the west and north. It is

therefore considered that the layout, height and scale of the proposed dwelling would not be of a scale that would result in unacceptable harm to neighbour amenity.

- 6.6 The built relationship, separation distances, positioning of windows and proposed boundary screening all combine to suitably protect existing neighbour amenity and the amenities of future occupants. It is therefore considered that the development would not result in unacceptable harm by reason of overshadowing, loss of light, overbearing effect, loss of privacy or overlooking.

6.7 **Highway Safety:**

The development would reposition the existing vehicular access onto Shaftesbury Avenue and provide two on-site parking spaces to be used by the proposed three-bedroom dwelling. In addition, a cycle store would be provided with space for two cycles.

- 6.8 The existing on-site parking to the frontages of 8 and 10 Westbrook Grove would be retained for their on-site parking needs, in accordance with the requirements of the Council's parking standards of two spaces per three-bed dwelling. Access for these two properties would be on to Westbrook Grove as existing with no additional changes required.

- 6.9 It is therefore considered that the access arrangements and provision of an additional dwelling would not be prejudicial to highway safety. It was noted that there is the ability to park on street however the development makes adequate provision for on-site parking for the existing and retained dwellings. It is therefore considered that the development accords with the Council's parking standards and would not result in issues prejudicial to highway safety.

6.10 **Community Infrastructure Levy (CIL)**

The applicant is aware that the development would be CIL liable at a charge of £80 per square metre in this part of the Borough.

DESIGN AND ACCESS CONSIDERATIONS

7.0 LAYOUT

- 7.1 The layout of the proposed dwelling seeks to replicate the general built form within the area providing family accommodation in an appropriately sized plot. The development makes appropriate amenity provision for the dwelling and is fully usable and appropriate in scale as well as on-site parking and secure cycle storage in accordance with the Council's standards, for both the new dwelling and retained dwellings of 8 and 10 Westbrook Grove.

8.0 SCALE

- 8.1 The height, massing and proportions of the proposed detached chalet style bungalow are in keeping with the context of those bungalows to the south and chalet style dwellings to the west of the site. The scale and design of the development therefore provides a clear contextual link to its surroundings.

9.0 ACCESS

- 9.1 The design and layout of the building allows for free and easy access at ground floor level throughout the site and to external facilities such as refuse points and car parking. There would also be level thresholds to further improve access in and out of the dwelling. The internal arrangements for disabled access are covered by Part M of the Building Regulations.

10.0 SUSTAINABILITY

- 10.1 National and local planning policies encourage new development to be sustainable. This includes matters of location, sustainable methods of construction and ecology. As a matter of principle, the proposed development would be sustainable, because it would utilise an existing brownfield site within an established residential area, providing a more appropriate and sustainable form of dwelling.

11.0 CONCLUSION

11.1 Having regard to relevant development plan policy it is contended that the proposed development would represent an efficient use of a previously developed site, in a sustainable location and in a sustainable form, whilst paying due regard to existing development densities, prevailing character, residential amenity and highway safety.

11.2 It is considered that the development fully accords with the principles and objectives of the National Planning Policy Framework as updated and relevant policies of Havant Borough Council's Development Plan and Supplementary Planning Guidance. The Council is therefore respectfully requested to approve this planning application.