

DESIGN & ACCESS STATEMENT P/S1



Proposed Residential Development

21A Horsebridge Hill,

Newport, I.W.

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Fig 1 - Extract from Google Map showing location of proposal

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1.0 Introduction

This statement has been prepared to accompany a full planning application for the demolition of an existing somewhat neglected 2 storey chalet type dwelling and the construction of a pair of semi-detached dwellings with parking, landscaping and drainage.

2.0 Location and Proposals

The site is a previously developed (brownfield) situated at 21A Horsebridge Hill and delivers housing on land within the defined settlement boundary of the Medina Valley Key Regeneration Area boundary in accordance with Policy SP1 (Spatial Strategy) of the Island Plan. It is consolidated next to adjacent residential stock, as well as future employment allocations defined by Policy SP3 (Economy)

The proposal utilises the curtilage of the original host property which is to be demolished delivering an efficient use of land when set against the parameters of Policy SP1 (Spatial Strategy) and SP2 (Housing).

The proposal seeks full planning permission for the demolition of an existing 2 storey dwelling and the construction of a pair of semi-detached 2 storey 3-bedroom dwellings, parking, drainage and landscaping.

Access to the development plot is from Horsebridge Hill via an existing well used made up private roadway over which the applicant has unrestricted access rights for pedestrians and vehicles.

The immediate surrounding area of Horsebridge Hill is notably urban, with a predominant residential context, including the immediately adjacent semi-detached housing development, (Nos 15 & 17 Horsebridge Hill) and terraced housing (43 -51 Hogan Close). The architecture although traditional and relatively low in scale is varied in styles and densities. Horsebridge Hill is the main arterial highway linking Newport and Cowes.

The site is domestic in nature and mainly laid to lawn with no changes in level. It is therefore not constrained in any way that would prevent its redevelopment in the manner proposed.

3.0 Principal Considerations

The main issues expected to be considered in examining the proposal are:

- The Principle of the Development
- Visual Impact
- Ecology Considerations
- Impact on Neighbouring Properties
- Highway considerations

4.0 Relevant History

A previous application for 5 dwellings was refused and a subsequent appeal dismissed.

5.0 Planning Policies

Island Plan Core Strategy

- SP1 Spatial strategy
- SP2 Housing
- SP3a Horsebridge Hill
- SP5 Environment
- SP7 Travel
- DM2 Design Quality for New Development
- DM12 Landscape, Seascape, Biodiversity and Geodiversity
- DM17 Sustainable Travel

Supplementary Planning Documents

Solent SPA SPD
 Guidelines for Parking Provision as Part of New Developments SPD
 Guidelines for Recycling and Refuse Storage Provision in New Developments SPD

National

National Planning Policy Framework

6.0 Principle of the development

The site is currently a developed (brownfield) site located within the defined settlement boundary of the Medina Valley Key Regeneration Area and the designated Northern Employment Area (policy SP3a of the Core Strategy (CS)). Policies SP1 and SP2 of the CS explain that the Council will seek to focus new housing over the plan period (2011 to 2027) on appropriate land within and immediately adjacent to the defined settlements of the Island's KRAs.

Policy SP1 also states that the redevelopment of previously developed (brownfield) land will be prioritised. Given the location of the site, it is considered that the proposal can be supported, in principle, consistent with the spatial and housing delivery aims of these strategic policies of the CS.

7.0 Impact on the character and appearance of the area

The proposed development proposed that the site is laid out with the proposed 2 semi-dwellings replacing the existing 2-bedroom dwelling with the footprint of the new dwellings similar to, and in the same physical location of, the existing dwelling, parallel with and thus mirroring the adjacent semi-detached dwellings located at Nos 15 and 17 Horsebridge Hill.

The dwellings would face onto the existing communal metalled private access road (leading from Horsebridge Hill) over which the applicant has perpetual right of way for pedestrian and vehicles.

Space for the parking and turning of vehicles being provided to the front of the proposed dwellings.

Both dwellings would benefit from extensive private rear gardens, and the submitted plans show that boundary fencing, screen walls and tree planting would screen and soften the development, helping it to integrate with the surrounding land and housing to the North and West. The land to the south is screened by a substantial brick wall forms part of adjacent HMP land and is currently undeveloped.

The submitted plans show new tree planting along the existing fenced Northern Boundary.

This application seeks full planning permission in respect of the layout of the dwellings, landscape, parking and drainage. Access to the site remains unchanged other than to reinforce the existing gravelled parking and circulation areas in the ownership of the applicant.

The submitted plans show the scale and appearance of the proposed dwellings as well as indicative landscaping details. The proposed dwellings would have a simple appearance reflective of existing housing in the immediate vicinity and along Horsebridge Hill and that the dwellings would be of a scale comparative to 2 storey housing found in the local area.

Furthermore, the spacing between the dwellings and the adjacent houses to the north, with the provision of more than average sized rear garden and the convenient location of the parking, ensures that the development would comfortably integrate into the urban context of Horsebridge Hill. It would not appear cramped and would have an attractive appearance that would complement the surrounding area and ensure that the integrity of the surrounding developments is maintained.

Taking all of the above into account, it is considered that the proposed development would integrate into its surroundings and would complement the character and appearance of the surrounding area in accordance with the aims of policies SP1 and DM2 of the CS.

It is not considered that if approved the development would reduce the quality of the immediate environment and landscape; or cause the loss of, or damage to, identified areas or features of conservation or wildlife value; or adversely affect the amenities and setting of the adjacent dwellings.

In terms of its aesthetic impact upon this area, the proposal would not result in any significant detrimental impact. The general area has no defined character and contains a mixture of dwelling styles and materials, but the dwelling sizes and scale and choice of finishing materials would be in keeping with similar properties in the locality. The choice facing bricks, slated roofs and limited window openings being entirely consistent with the general character of the area.

8.0 Ecology

As the areas to the rear of the proposed dwellings has been used continuously as a cultivated garden there is no evidence of protected species. The current site boundary tree planting has some potential to support nesting birds, which will be maintained and respected by the development proposals ensuring that potential impacts to nesting birds are avoided. The reinforcement of the boundary screening also has the potential to accommodate wildlife and therefore enhancing biodiversity. It is considered that the development would protect, conserve and enhance the ecological and biodiversity interests of the site and the surrounding area in accordance with the aims of policies DM2 and DM12 of the CS.

The applicant has agreed to provide the mitigation required by the Solent SPA SPD and therefore the development would have no adverse impacts on the Solent SPA site.

9.0 Contamination

As the proposed site has been used continuously as a cultivated garden there is no evidence of any likelihood of any ground contamination.

10.0 Impact on neighbouring properties

The proposed houses would be 1.2m from the northern boundary and some 2.5m from the gable end wall of the adjacent house. There is no dwelling immediately in front of, or to the south of the dwellings. The submitted plans indicate that primary windows will all face away from neighbouring properties and that the only upper floor windows would serve landings. These windows could be obscure glazed with high level openings only where necessary to protect the privacy of the neighbouring residents to the north. Therefore, given the spacing between the proposed houses and adjacent dwellings it is considered that the privacy and amenities of this existing residence would be maintained in accordance with the aims of policy DM2 of the CS.

Given the position of the proposed dwellings and the fact that they face onto the approach road it is considered that the outlook from these neighbouring properties will not harm or have any adverse effect on the amenities of the dwellings to the west who share the approach road.

Having regard to the above, it is considered that neighbouring amenity would be maintained in accordance with the aims of policy DM2 of the CS and the NPPF.

11.0 Highway Considerations

The proposed development will continue to use the existing metaled access road from Horsebridge Hill.

Island Roads has recently advised that the level of traffic likely to be generated under a recent planning approval (ref P/01693/16) for 7 dwellings exiting directly onto Horsebridge Hill would not have a negative impact on the capacity of the highway network.

As this proposal would only increase the traffic generation by a single house it is considered that the proposal would not harm the use and capacity of the highway network in accordance with the aims of policies SP7, DM2 and DM17 of the CS.

12.0 Parking Provision

2 spaces per dwelling are provided in accordance with the Council's published parking guidelines for new residential developments. The rear gardens provide adequate areas for the erection of safe covered cycle storage if required.

12.0 Conclusion

For the above reasons set out above, it is considered that the proposal would comply with planning policy in terms of the location of new housing on the Island, it would complement the character of the surrounding area, it would protect, conserve and enhance the ecological and biodiversity interests of the site and not have any adverse impact on the Solent SPA site, it would maintain neighbouring amenity and it would not harm the use and capacity of the highway network. Therefore, it is concluded that the proposal would comply with the provisions of the development plan.