



Design and Access Statement

**Divide Existing House
(with First Floor Addition as Approved under SB/23/02056/DOM)
into Two Semi-Detached Properties and Create New Crossover**

39 Woodfield Park Road, Hermitage, PO10 8BE

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1.0 Generally

- 1.1 This Design Report forms part of a full planning application to Chichester District Council to divide an existing private dwelling into two separate dwellings at 39 Woodfield Park Road, Hermitage, PO10 8BE. The dwelling has previously been granted permission for an additional storey and minimal changes to the approved external appearance are proposed.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

23026 -	121	Location and Block Plan
	122	Existing Site Plan
	123	Proposed Site Plan
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- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of December 2023. Of the policies, we were mindful of the following:

Paragraph 11:

Plans and decisions should apply a presumption in favour of sustainable development.

Section 5: Delivering a sufficient supply of homes.

60. 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. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

70. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custombuild housing;

c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;

d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Section 11: Making effective use of land.

123. 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 (except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity).

1.5 The subject proposals were prepared under the objectives of the Adopted Chichester Local Plan (2014-2029)

Policy 33: New Residential Development

Planning permission will be granted for new residential development and replacement dwellings, where it can be demonstrated that all the following criteria have been met:

- 1. Proposals meet the highest standards of design;*
- 2. Adequate infrastructure and provision for its future maintenance is provided;*
- 3. Proposals provide for high quality linkage direct from the development to the broadband network;*
- 4. The proposal provides a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape;*

5. *The scheme provides an appropriate density of development. This will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings;*
6. *The proposal respects and where possible enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design; and*
7. *The proposal has taken into account the need to promote public safety and deter crime and disorder through careful layout, design and the use of Secured by Design principles and standards.*

2.0 Physical Context

- 2.1 The subject site is a currently a residential house and associated amenity space to the west of Woodfield Park Road.
- 2.2 Woodfield Park Road runs north from the A259 and terminates in fields to the south of the railway line. No.39 lies just to the south of the junctions with Thistledowne Gardens and Orchard Lane.
- 2.3 The area is predominantly residential, with a wide variety of house types.
- 2.4 The properties immediately to the north are a pair of semi-detached bungalows. The properties to the south are a pair of semi-detached houses, currently in use as flats.
- 2.5 The site is not considered by the Environment Agency to be at risk of flooding. It is within the SPA Zone of Influence but has no other designations.
- 2.6 The site is generally flat and level.

3.0 Social and Economic Context

- 3.1 Hermitage is part of the parish of Southbourne. In the Southbourne Parish Neighbourhood Plan Review (2019-2037) Hermitage is described as follows:

The area apparently derives its name from a 16th Century hermit who resided in the vicinity and may have been responsible for maintaining the bridges crossing the water between Chichester and Emsworth.

It is defined in the Chichester District Council Landscape Gap Assessment Map as being the area bounded by Lumley and Lumley Mill Farm to the north west extending

to the edge of the developed area north and west of Penny Lane. The eastern boundary is Penny Lane on the north side of the A259, and Gordon Road on the south side where it abuts the area known as Gosden Green. The southern boundary, for the purposes of this Character Appraisal, is the southern end of the development in Gordon Road and the original Hermitage settlement area along the A259 to where it meets Slipper Road, which is included. The area further south extending to the Thorney Island causeway and including Eames Farm and the boatyards, is generally recognised to be Thornham.

Hermitage is one of a number of separate communities within the parish and is the second largest. It does not have a discernable centre but it does have a number of distinct residential areas. These each have their own characters, some being at a relatively high density, which are closely aligned to the period when they were built. It is considered important to retain their individuality. However, there are a number of new buildings which are distinctly modern but fit in well with the local environment. They show that it is not always necessary to copy historic vernacular. Any further new building should take the opportunity to be bold, provided its scale and height fits in with neighbouring properties, by adopting the best of current design practice and making a modern, sustainable contribution to the area.

3.2 The subject site has established residential use within a residential area, with good access to facilities at Emsworth. Within fifteen minutes walk of the site there are:

- Schools
- Local shops.
- Community facilities.
- Food and drink establishments.
- Professional and medical services.

The town of Havant lies within ten minutes drive of the site, giving access to a number of larger stores, specialist services, and a main bus and train interchange.

3.3 The property is currently owned and occupied by two couples; Mr J. Soper and Ms M. Williams, and Mr and Mrs G. Fewell. The intention is to divide the property in to two units so that each couple has a self-contained dwelling.

4.0 Involvement of Local Interests

4.1 Householder Permission was granted under SD/23/02056/DOM for an additional storey. At the time the application was submitted, restrictive mortgage terms made the division of the property unviable and additional space was the priority.

- 4.2 Since SD/23/02056/DOM was approved circumstances have changed and the applicants now wish to divide the property. However, where possible it is the intention of the applicants to do this within the envelope of the previously approved addition in order to respect the character of the surrounding area.

5.0 Amount

- 5.1 The site within the ownership of the applicant is 400m².
- 5.2 The existing house has a gross internal floor area of 148m²
- 5.3 The proposed addition adds 55.5m² to the total floor area.
- 5.4 Each proposed new house therefore has a floor area of approximately 100m², meeting the National Minimum Space Standards for a 3 bedroom 3 storey property for 4 to 5 people.

6.0 Design

- 6.1 **NPPF Section 12:** Achieving well-designed places

135. Planning policies and decisions should ensure that developments:

- 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.

- 6.2 As 4.2 above, the proposed scale and general appearance has previously been approved under SD/23/02056/DOM.
- 6.3 The proposed layout is much the same as the existing, with the addition of a new crossover. Parking is to remain at the front with gardens to the rear. The site will be more or less equally divided in half.
- 6.4 Planting is to be at the discretion of the occupiers.

7.0 Access

- 7.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 7.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 7.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 7.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 7.5 Pedestrian access to the site is available from Woodfield Park Road.
- 7.6 Emergency access is fully available from Woodfield Park Road.

8.0 Sustainability

8.1 BRE Home Quality Mark Guidelines:

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

Local Amenities

- *Basic services such as retail and banking*
- *Local parks and places of leisure*
- *Healthcare and education facilities*

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

BRE Home Quality Mark Guidelines: Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*