

Application by Bull Homes Ltd

Planning Statement and Design and Access Statement for the demolition 143 Belswains Lane and the provision of five no. 3 bedroom houses and three no. 1 bedroom flats and one no. 2 bedroom flat.

PLANNING STATEMENT AND DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 This statement relates to the demolition 143 Belswains Lane, Hemel Hempstead HP3 9UZ and planning permission for the construction of five no. 3 bedroom houses and three no. 1 bedroom flats and one no. 2 bedroom flats

1.2 This statement explains the thinking behind our planning application. It is prepared in compliance with the guidelines set out by the Commission for Architecture and the Built Environment (CABE) in 2006. The report (section 2) shows how we have thought about the design relative to factors identified by CABE, but also in relation to relevant development plan policy and Government guidance.

1.3 This evaluation is informed by analysis of the physical, economical, social, historical and policy context of the site. We have also thought carefully about how everyone, including disabled people, older people and young children will be able to use this proposed development.

1.4 Preface

Notwithstanding the Core Strategy Policies and the saved Local Plan Policies of Dacorum Borough Council, this application should be assessed in the context of the National Planning Policy Framework of March 2012. This framework sets out very clearly guidance on Policies in Local Plans. These proposals should be considered subject to the overarching intentions of the National Planning Policy Framework March 2012. The pertinent NPPF guidance notes and these specific policies are highlighted below.

National Planning Policy Framework March 2012 Policies:-

Achieving Sustainable Development

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

6. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18-219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

15. Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

17. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Delivering Sustainable Development -

1. Building a strong, competitive economy

18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths and to meeting the twin challenges of global competition and of a low carbon future.

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economic fit for the 21st century.

Promoting Sustainable Transport

29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

Delivering a Wide Choice of High Quality Homes

47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

48. Local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends and should not include residential gardens.

49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities 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 (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be

robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

Requiring a good design

56. The Government attaches a great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- 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;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

62. Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the

greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

63 In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

Meeting the challenge of climate change, flooding and coastal change.

95. To support the move to a low carbon future, local planning authorities should:

- plan for new development in locations and ways which reduce greenhouse gas emissions;
- actively support energy efficiency improvements to existing buildings; and
- when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

Conserving and enhancing the natural environment

113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

The relevant planning policies are:-

Core Strategy Policies:

Policy CS1: Distribution of Development
Policy CS3: Managing Selected Development Sites
Policy CS4: The Towns and Large Villages
Policy CS8: Sustainable Transport
Policy CS9: Management of Roads
Policy CS11: Quality of Neighbourhood Design
Policy CS12: Quality of Site Design
Policy CS13: Quality of the Public Realm
Policy CS17: New Housing
Policy CS18: Mix of Housing
Policy CS19: Affordable Housing
Policy CS28: Carbon Emission Reductions
Policy CS29: Sustainable Design and Construction
Policy CS31: Water Management
Policy CS32: Air, Soil and Water Quality

Local Plan Policies

Policy 10 Optimising The Use of Urban Land
Policy 12 Infrastructure Provision and Phasing
Policy 13 Planning Conditions and Planning Obligations
Policy 18 The Size of New Dwellings
Policy 51 Development and Transport Impacts
Policy 54 Highway Design
Policy 58 Private Parking Provision
Policy 99 Preservation of Trees, Hedgerows and Woodlands
Policy 100 Tree and Woodland Planting
Policy 111 Height of Buildings

Supplementary Planning Documents:

- Appendix 3: Layout and Design of Residential Areas
- Appendix 5: Parking Provision

1.5 Planning History

Not applicable.

1.7 Summary of the Key Considerations

- 1.7.1**
- Demolition of the existing house.
 - Making best use of a windfall opportunity.
 - Assisting with the shortfall of housing supply.
 - Supporting an existing community by providing new homes.
 - Impact upon the amenity or neighbouring properties.
 - Impact upon the street scene at Pinecroft
 - Impact upon Highways and parking provision.
 - Impact upon trees and local ecology - biodiversity.

2.0 DESIGN

**2.1 The Process
Assessment**

The site is located in the Apsley District of Hemel Hempstead on higher ground north of the marina. The site is accessed via a long private drive directly from Belswains Lane leading to one existing dwelling two storey development. To the north lies Pinecroft where an existing pedestrian access and right of way allows access to the site via Pinecroft. The existing house is a two storey structure of the early to mid 20th Century. The house is not listed and has no distinguishing architectural merit or features. The site does not form part of a logical established street scene being set back away from both Belswains Lane and Pinecroft to the north. As such the site is considered a 'stand alone' windfall site that forms no part in a cohesive urban layout or design but with an opportunity to reinforce the established 'urban grain' and character of development of Pinecroft. To the East lies garden amenity rear of 141 Belswains Lane and to the south, a new housing development has been completed accessed directly from Belswains Lane. The site slopes gently from north the south.

PLANNING STATEMENT / DESIGN AND ACCESS STATEMENT
PROJECT: Land at 143 Belswains Lane, HP3 9UZ



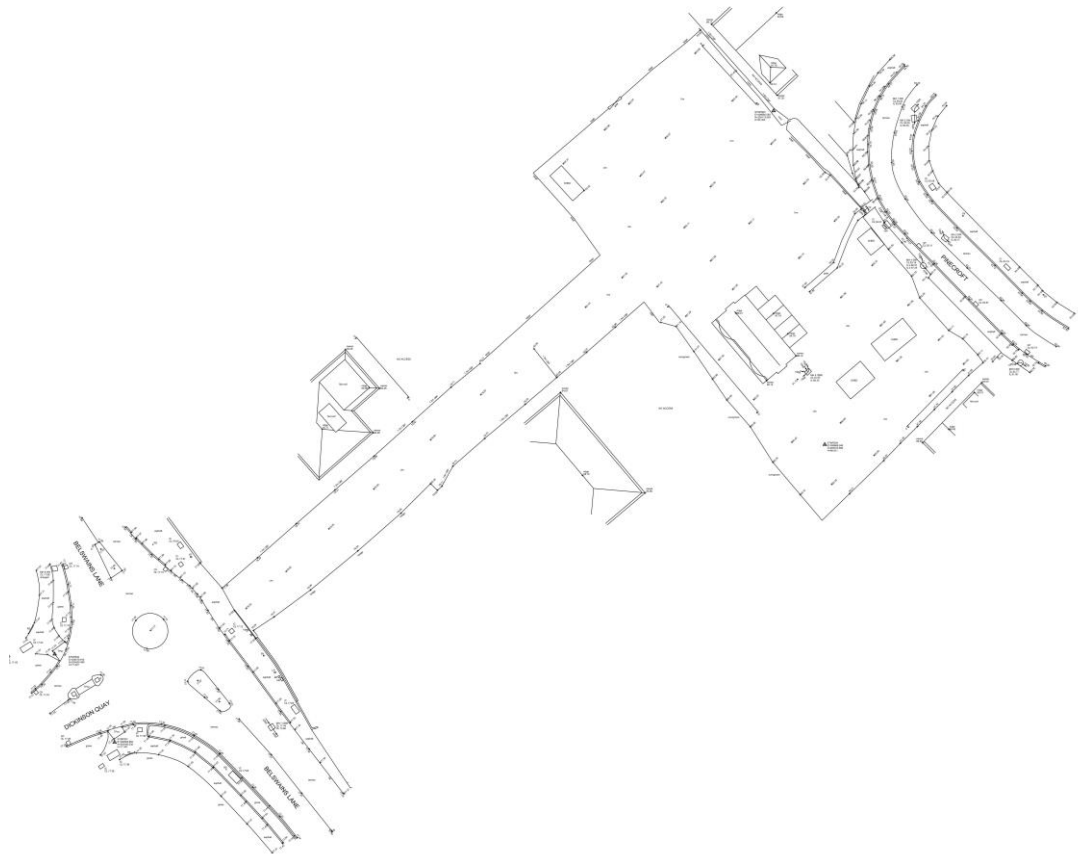
Site view

Evaluation

The material planning considerations are;

- principle of residential development
- design considerations with regard existing 'urban grain' and character;
- impact on neighbouring properties;
- future living conditions;
- impacts on trees and landscape;
- parking provision;
- highways impacts;
- flood risk;
- contamination.

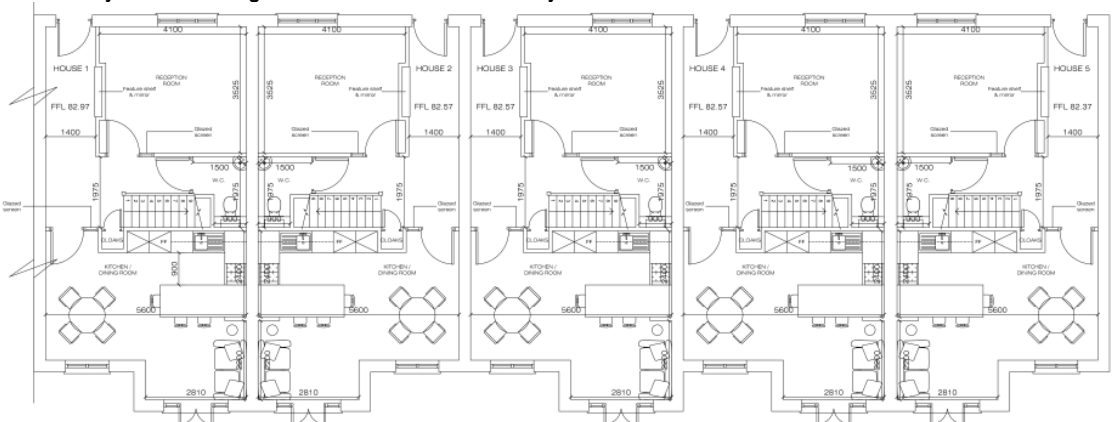
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Site Location Map

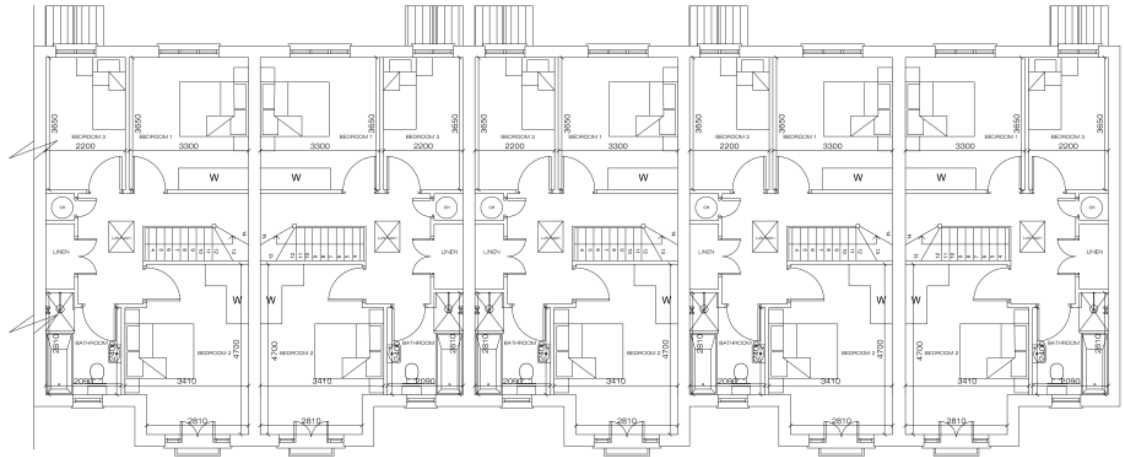
Layout

The proposals are laid out as a natural continuation of dwellings forming the street scene of Pineroft. The layout comprises five no. new 3 bedroom houses and three no. 1 bedroom flats and one number 2 bedroom flat. Vehicular access for the flats and the houses is via Belswains Lane where a pedestrian link allows the new occupants to access front the five houses, providing a logical street scene elevation to Pineroft. Access to the flats is via a shared mews style courtyard. The proposals offer a wide range of dwelling type including both family houses and a variety of apartments thus broadening the range of affordability and enabling a mixed diverse community.

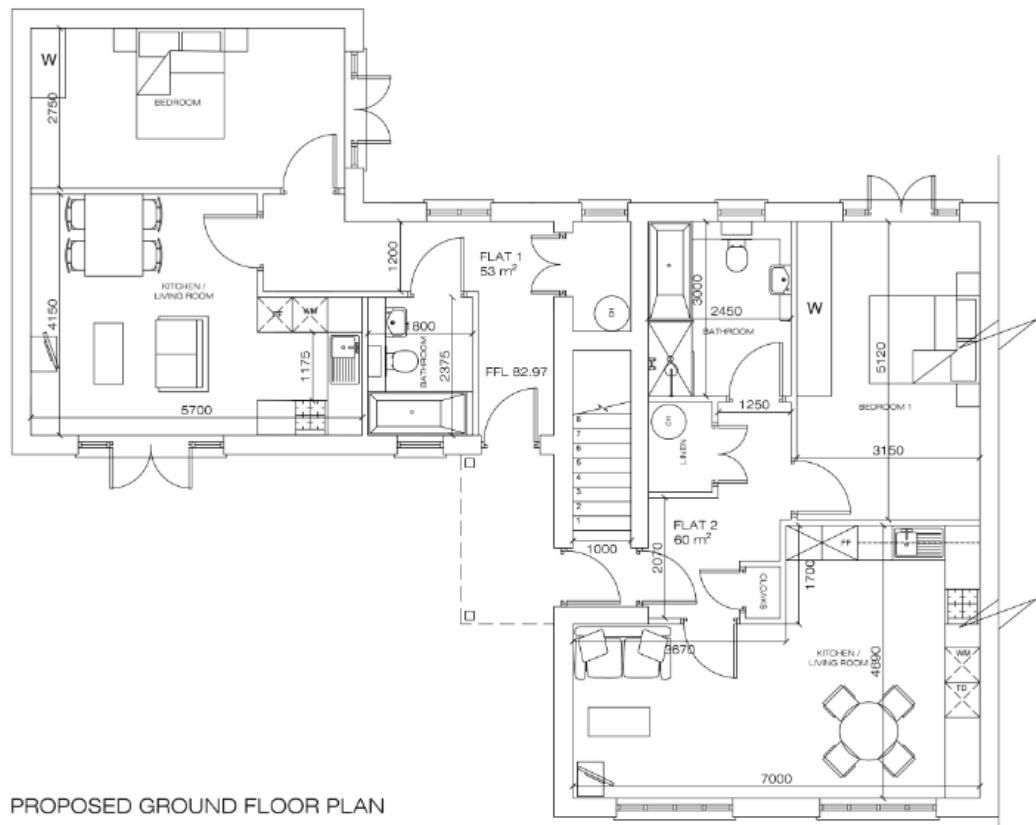


Ground Floor Plan – Houses

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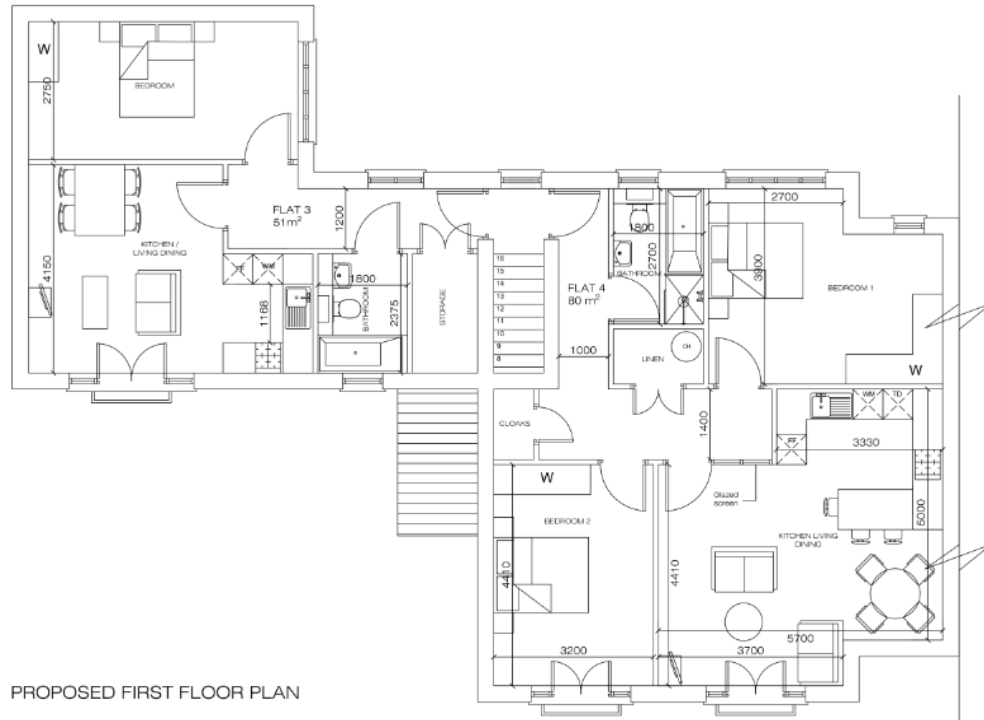
First Floor Plan - Houses



PROPOSED GROUND FLOOR PLAN

Ground Floor Plan – Flats 1 & 2

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PROPOSED FIRST FLOOR PLAN

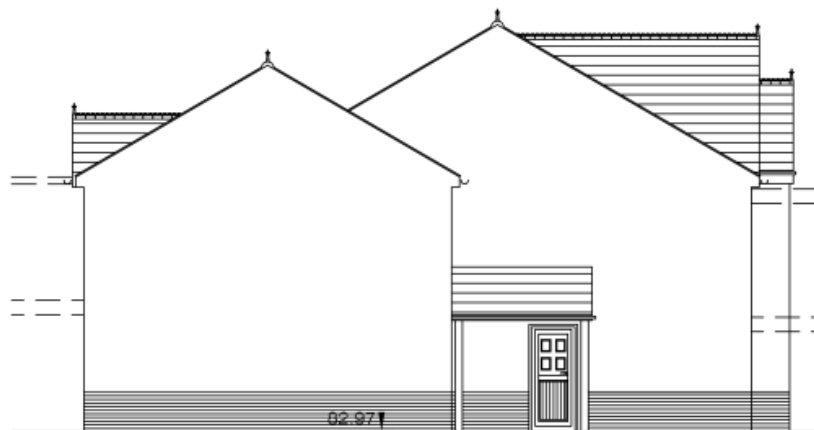
First Floor Plan – Flats 3 & 4

Scale

The proposal comprises of a mix of two storey dwellings with accommodation in the roof of the family houses making better use of volume and space. Also, an adjacent small block consisting of 4 flats.

Design

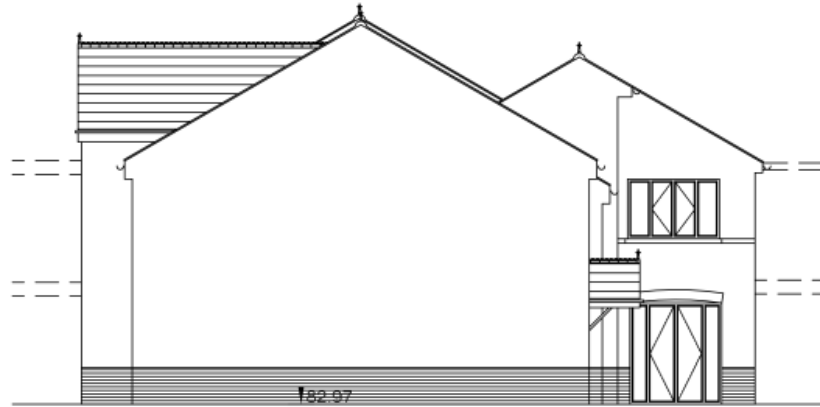
These proposals have been very carefully designed taking account of the character of the local area, the use of high quality natural materials; the amenity of neighbouring properties and the amenity of new occupiers.



PROPOSED NORTH ELEVATION

Proposed North Elevation

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PROPOSED SOUTH ELEVATION

Proposed South Elevation



PROPOSED FRONT (EAST) ELEVATION

Proposed East Elevation



PROPOSED REAR (WEST) ELEVATION

Proposed West Elevation

Taking each issue in turn:-

Materials - The building facades have been carefully composed using natural stock brick, timber painted windows, masonry detailing and a natural peg tile roof all an interesting way and one which creates a pleasing approachable design of human scale. These interesting accent notes are promoted in the spirit of the NPPF which welcomes well considered individual design.

Amenity of Neighbouring properties - The new proposals are carefully orientated so as to place windows away from common boundaries or otherwise looking neighbouring windows or garden amenity. Where windows are located at high level facing south, they are treated with obscure glazing (lower part of the glazing) thus avoiding overlooking of adjacent gardens. All window to window separation distances are adequate in the provision of privacy between the habitable rooms of new and existing properties.



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Amenity of New Occupiers - These new dwellings are designed in compliance with Dacorum Borough Council minimum internal plan sizes, they all benefit from dual aspect sunlight orientation and excellent outlook. The flats benefit from a small area of either ground floor private amenity or Juliette balconies at upper levels.

2.2 Use
Existing Domestic Dwelling

2.3 Amount
Existing floorspace: 231.2m²

Proposed floorspace:

GIA SCHEDULE		
	m ²	ft ²
HOUSE 1	110.4m ²	1188.3ft ²
HOUSE 2	110.4m ²	1188.3ft ²
HOUSE 3	110.4m ²	1188.3ft ²
HOUSE 4	110.4m ²	1188.3ft ²
HOUSE 5	110.4m ²	1188.3ft ²
TOTAL	552m ²	5941.5ft ²
GIA SCHEDULE		
	m ²	ft ²
FLAT 1	53.0m ²	570.5 ft ²
FLAT 2	60.4m ²	650.1ft ²
FLAT 3	51.0m ²	548.9 ft ²
FLAT 4	80.4m ²	865.4ft ²
TOTAL*	259.4m ²	2791.7ft ²

*Including communal staircase

GEA SCHEDULE		
	m ²	ft ²
HOUSE 1	128.4m ²	1382.1ft ²
HOUSE 2	125.2m ²	1347.6ft ²
HOUSE 3	125.2m ²	1347.6ft ²
HOUSE 4	125.2m ²	1347.6ft ²
HOUSE 5	128.4m ²	1382.1ft ²
TOTAL	632.4m ²	6807.1ft ²
GEA SCHEDULE		
	m ²	ft ²
FLATS		
GROUND FLOOR	141.1m ²	1518.8ft ²
FIRST FLOOR	158.7m ²	1708.2ft ²
TOTAL	299.8m ²	3227 ft ²

3.0 ACCESS

3.1 Vehicular Access and Delivery

Vehicular access is via Belswains Lane. See ITP World supporting Technical Highways Statement.

3.2 Inclusive Design

Part M compliance for access.

3.3 Landscape

New landscape is proposed surrounding the properties on all sides offering an attractive setting to the new flats and a pleasing outlook from the new dwellings.

4.0 PLANNING CONSIDERATIONS

4.1 This section of the Statement demonstrates how the proposals meet with the objectives of the Dacorum Borough Council Core Strategic Policies October 2011. The Dacorum Borough Council Local Plan April 2004 Policies, together with the NPPF Policy at national level.

4.2 National Policy Context

4.2.1 Section 1.4, the preface to this statement, identifies the specific National Planning Policy Framework of March 2012. This Paper superseded and replaced all previous National Policy Guidance and Planning Policy Statements. It represents the overriding planning policy consideration at national level. At the core of the NPPF is a presumption in favour of sustainable development and significant weight is given to supporting economic growth and for the planning system to encourage development and not act as an impediment to sustainable growth. These proposals therefore meet the objectives of Paragraph 6 - Sustainable development and securing the future; Paragraph 7 - The three dimensions to sustainable development; Paragraph 15 - A presumption in favour of sustainable development; Paragraph 17 - Support of economic development to deliver homes; Paragraph 18 - Creating jobs and prosperity; Paragraph 19 - Economic growth through the planning system; Paragraph 20 - Meeting the needs of business; Paragraph 29 - Sustainable transport; Paragraph 47 - Boost the supply of housing; Paragraph 48 - Make allowance for windfall sites; Paragraph 49 - Presumption in favour of housing applications; Paragraph 50 - Delivering housing choice; Paragraph 56 - High quality design; Paragraph 57 - Support of inclusive design; Paragraph 58 - Quality of the neighbourhood; Paragraph 59 - Avoiding unnecessary prescriptive detail; Paragraph 61 - Consideration above aesthetic considerations; Paragraph 62 - High standard of design; Paragraph 63 - Consideration of innovative designs; Paragraph 64 - Avoiding poor design; Paragraph 65 - 'Local authorities should not refuse planning permission for buildings which promote high levels of sustainability because of concerns about incompatibility with an existing townscape'.

4.3 Local Policy Context

4.3.1 The relevant Local Plan Policies and the Core Strategy Policies are listed in Section 1.4 above, together with the Adeyfield Character Appraisal HCA22 South.

4.4 Policy Discussion

4.4.1 In addition to meeting the objectives of the above referenced NPPF paragraphs, the proposals would additionally meet with the principle for residential development Policies CS1, CS3 and CS4.

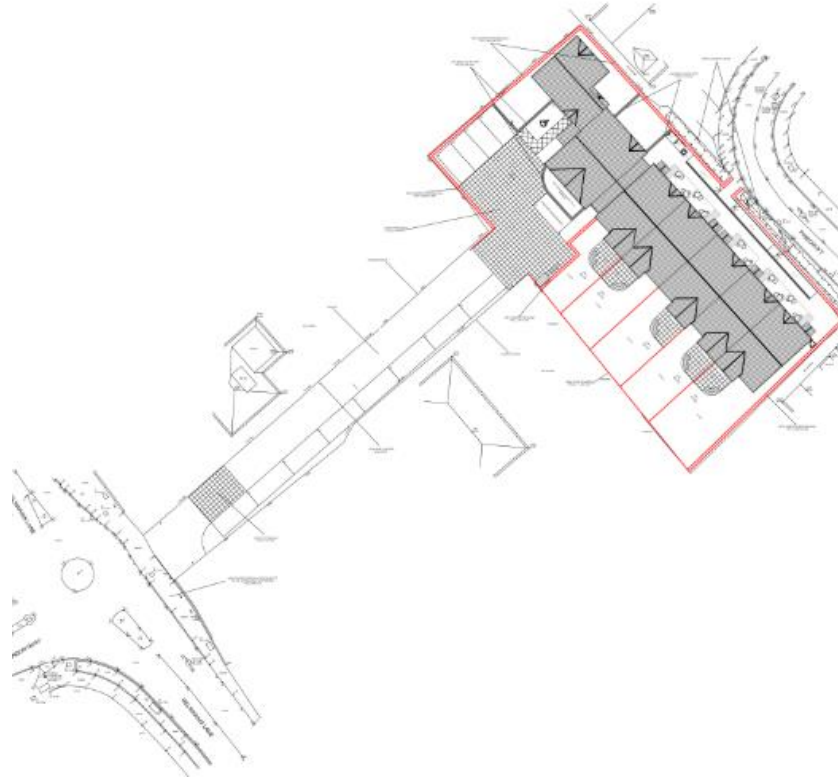
4.4.2 Previously Developed Land

On the basis that the proposals seek to redevelop previously developed land in a sustainable location with no adaptation to existing roads, it follows that the proposals meet the objectives of Policy CS8 - Sustainable Transport and Policy CS9 - Management of Roads.

4.4.3 Housing Supply

The proposals bring forward a new much needed dwellings. The proposals offer a wide range of dwelling type including both family houses and a variety of apartments thus broadening the range of affordability and enabling a mixed diverse community. For these reasons these proposals meet with the objectives of Policy CS17 - New Housing.

4.4.4 The proposals are carefully design in avoidance of overlooking, overbearing and overshadowing neighbouring gardens and dwellings. On this basis, the proposals would have no adverse impact on the enjoyment of neighbouring amenities and dwellings. For these reasons the proposals meet with the objectives of Policy CS12 - Quality of the Site Design. By introducing a continuous street frontage to Pinecroft, the proposals improve the quality of the public realm and for these reasons meet with the objectives of Policy CS13.



Proposed Block Plan

4.4.5 Affordable Housing

Subject to the Affordable Housing Supplementary Planning Document this proposal of 9 dwellings and less than 1000m² new floor space, would not now attract an affordable housing contribution where Policy CS19 is therefore superseded.

4.4.6 Parking

The proposals are supported by 14 new parking spaces and 5 covered cycle spaces. See ITP World supporting Technical Highways Statement.

The allocations for parking for the proposed development is as follows;

1 space for each of the three no. 1 bed flats – 3 spaces

1 space for the one no. 2 bed flat – 1 space

2 spaces for three no. 3 bed houses – 6 spaces

1 space for two no. 3 bed houses – 2 spaces

1 no. disabled space

1 no. visitor space

4.4.7 Trees and Local Ecology

The proposals have no impact on trees or the ecology of the site. The proposals promote a new landscape opportunity with private domestic gardens. For these reasons the proposals meet with the objectives of Policy 99 and 100 - Trees and Woodlands.

5.0 CONCLUSION

- 5.1 These proposals offer a windfall opportunity to develop previously developed land in an established residential area. On this basis, the proposals are considered sustainable development subject to the over arching 'golden thread' and definition of sustainable development set out by the NPPF 2012. The proposals are sustainable because they assist Dacorum Borough Council housing supply by meeting the three over arching roles required by Government; the economic, social and environmental roles. In this context there is a presumption in favour of development. The proposals offer a wide range of dwelling type including both family houses and a variety of apartments thus broadening the range of affordability and enabling a mixed diverse community. The proposals would enforce the distinctiveness of the existing urban character by creating a natural and pleasing continuation of the Pinecroft street scene in a design and scale compatible with that street scene. The proposals would have no adverse impact on the amenity of neighbouring properties or upon the future living conditions of future occupiers. The proposals would have no adverse impact on trees or ecology. By reference to the attached supporting Highways Technical assessment the proposals would have no adverse impact on highways safety or any additional impact on highways. There is no flood or contamination risk.
- 5.2 For all of the above, we conclude that the proposals meet with the objectives of the Dacorum Borough Council Local Plan 1991-2011 Adopted 2004 and the Dacorum Borough Council Adopted Core Strategy 2013 together with the National Planning Policy Framework of March 2012 and on this basis can be granted approval.