

Application APP/20/0069 – 162 Stakes Hill Road – Waterlooville PO7 7BS

Written Deputation for the Development Management Committee 21st January 2021

1.0 Introduction

This submission is in support of the proposed sub-division of the existing property and its extension to provide a total of 5 apartments together with associated vehicle and cycle parking, communal amenity space, refuse and recycling storage.

- 1.1 Some 29 objections have been submitted against the proposal and although there is significant repetition the main areas of concern appear to be the design of the building, the scale of development and highway matters.
- 1.2 The applicant and his agents have worked closely with the case officer in a positive and proactive manner as required by the NPPF.

2.0 Building Form

Given that the proposed development includes an extension to an existing property we have adopted the architectural form and external materials of the host building. To us this is an appropriate design response and has been endorsed by your officers. The Design and Access Statement which accompanied the application deals with these matters in greater detail.

3.0 Scale of Development

We submit that the scale of development is modest, appropriate for the site and not at variance with the existing grain of development in the immediate area. Officers consider the proposal to be an efficient use of previous developed land within the urban area and provides a useful addition of small dwellings to the Borough's housing stock. The scale of development is not considered to make an adverse impact on the surrounding area, particularly as the development provides the necessary parking, amenity space and space for recycling/refuse storage.

4.0 Highways – Landscaping – Ecology and other Matters

In processing the application the case officer consulted with 9 other specialists colleagues. It is important to note that none of the consultees raised fundamental objections to the proposal. It is accepted that any consent would be conditioned to reflect the comments made by the consultees and we have been advised of the proposed conditions during the preparation of the officer's report.

4.1. Highways - One matter raised by both objectors and during the Council's site visit was the question of on street parking in the vicinity of the site. This is an existing issue which seems to relate specifically to the drop off and pick up of children to and from the nearby schools. A Transport Statement was submitted as part of the application, justifying the approach to parking access and modified sight lines at the existing entrance to the site. Importantly both the Borough's own Traffic Management Team and the County Highway Authority raised no objections to the proposed development.

4.2 Landscaping - The site contains two significant trees and an Arboriculture Report formed part of the application. The recommendations of the report were accepted by the Council's arboriculture

officer and any consent will contain a condition ensuring compliance with the recommendations. Further conditions will require the submission of hard and soft landscaping details for approval. The scheme will include the retention of all suitable existing soft landscape including trees and hedgerows and the supply of additional planting to enhance the environment.

4.3 Ecology – In order to maintain and improve the ecology of the site both Bat boxes and nesting boxes for birds will be included within the scheme.

4.4 Noise – A detailed noise report accompanied the application and proved the development was acceptable in noise terms. This submission was accepted by the Council's Environmental Health Officers.

4.5 Infrastructure – There have been no adverse responses from utility companies with regard to the local services infrastructure being able to support the proposed development. Again any consent will contain a condition requiring submission of information relating foundation design.

5.0 Conclusion

The rigorous analysis of this application by your officers has proved the proposed development is acceptable on all levels. We therefore respectfully request that the committee accept the officer's recommendation to approve, subject to the conditions contained in the report.

END

BBF-Fielding Ltd

14th January 2021