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ARCHITECTURAL
DESIGN



DESIGN AND ACCESS STATEMENT

Ref: 24324

Client: Jamie Libby

Site address: LTRO 65 Andrew Crescent

Proposal: Erection of 1no. detached 2 bed dwelling to vacant land.

Status: Planning

Revision:

Date: 17/12/2024

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Introduction

This Planning, Design and Access Statement has been prepared on behalf of the applicant and owner of the proposal land to the rear of 65 Andrew Crescent for the:

“Erection of 1no. detached 2 bed dwelling to vacant land”

This proposal seeks to utilise a vacant plot previous annexed off from no. 65 Andrew Crescent by providing a new modern dwelling within an already established suburban setting.

This statement outlines the design rationale and demonstrates that the scheme meets the requirements of the national and local policies to deliver a sustainable and well-designed scheme, within Havant Borough Council.

Planning History

APP/21/00639

Construction of 1No. one bedroom bungalow to rear of 65 Andrew Crescent.

Refused 22/10/2021.

Appeal dismissed 01/03/2023

Reasons for refusal:

- 1. By virtue of the small size of the plot, the proposed development results in a cramped and confined layout that does not respect the more spacious setting and pattern of development found in the immediate vicinity. The siting of the proposed bungalow in such close proximity to boundaries would result in a poor living environment and outlook for future occupiers. The proposed development would be out of keeping with character of surrounding development, harmful to the amenities of the area and future occupiers. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*
- 2. Having regard to the small size of the plot, its relationship with adjoining development and the proposed siting of the dwelling close to shared boundaries, the proposed development would result in an overbearing and oppressive form of development that would give rise to new noise and activity, harmful to the outlook, living conditions and the quiet enjoyment of the adjoining properties, particularly 67 Andrew Crescent and 2 Margaret Close. The proposal is therefore harmful to neighbouring residential amenity and contrary to policy CS16, clauses c) and e) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*
- 3. On the basis of the information available and in the absence of a detailed drainage investigation and assessment, it has not been adequately demonstrated that the development would not lead to additional on and off site surface water flooding issues to the site and immediate area. The proposal is therefore contrary to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework*
- 4. In the absence of a Habitats Regulations Assessment and suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent European Sites. The development would be likely to result in increased recreational pressures from future residents and impact on the water environment and as such, it is contrary to Policy DM24 of the Havant Borough Local Plan (Allocations Plan) 2014, policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, emerging Policy E16 and EX1 of the Submission Havant Borough Local Plan, The Conservation of Habitats and Species Regulations 2017 (as amended) and the National Planning Policy Framework.*

Inspectorate comments:

- 1. The proposed development would be harmful to the character and appearance of the area and would conflict with Policy CS16 of the Havant Borough Core Strategy, adopted March 2011 (Core Strategy). This policy, amongst other things, requires that development responds to, draws inspiration from and respects local context, being informed by local characteristics such as plot widths and depths.*
- 2. As a result of its height, massing and proximity to the boundary, the proposed bungalow would form a prominent and enclosing feature in the outlook from 2 Margaret Close, to an extent that would be harmful to living conditions within that property.*
- 3. the proposed bungalow would not provide adequate living conditions for future occupiers. It would conflict with Policy CS16 of the Core Strategy which, amongst other things, states that development should be designed to a high standard, which helps to create places where people want to live, work and relax.*
- 4. not satisfied that the proposed development would comply with national planning policy which seeks to steer new development away from areas at the highest risk of flooding. As such, it conflicts with Policy CS15 of the Core Strategy and relevant paragraphs of the Framework. These policies require, amongst other things, that new residential development is directed away from areas at risk of flooding from all sources and avoids increasing flood risk elsewhere.*

Planning Policy

The Havant Borough Local Plan 2036 was withdrawn from examination on 16 March 2022, whilst a new Local Plan is produced the Council will apply the 'tilted balance' to all new planning applications in accordance with national policy, particularly paragraph 14 of the National Planning Policy Framework.

Paragraph 11 of the NPPF, under the 'presumption in favour of sustainable development', sets out circumstances where the balancing exercise should be weighted towards granting permission. This is the case where there are no relevant policies in the Development Plan or the relevant policies are 'out of date'. These circumstances become a material consideration, which 'tilts' the balancing exercise from a neutral balance to one where there must be compelling reasons for permission to be withheld.

Owing to the under delivery of housing there is a presumption in favour for sustainable development in Havant Borough. Applying the tilted balance means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Development Plan, and National Planning Policy Framework (NPPF) when taken as a whole, these are outlined below.

- The National Planning Policy Framework (2021) (NPPF) and National Design Guide (2021)
- National Planning Practice Guidance (PPG) (2021)
- Havant Borough Local Plan (Core Strategy), March 2011 (CS) Policies CS9, CS11, CS15, CS16, CS17, CS21, DM13
- Havant Borough Local Plan (Allocations) July 2014 Policies AL1, DM24
- Havant Borough Council Borough Design Guide SPD December 2011
- Havant Borough Council Parking SPD July 2016

Careful consideration has been given to the above policies, these policies and guidelines serve as a foundational reference point for the project, outlining key parameters that inform the key objectives of the scheme. The Local Plans mission is to support communities and improve lives, ensuring that any development promotes a prosperous local economy ensuring the following: that it grows thriving and healthy communities; that the standard of living for residents increases; that the distinct identity of our towns and villages is protected, that congestion is minimised, and that green space and biodiversity are preserved.

Below are the key policies that have been identified as relevant to this proposal and therefore have been considered in the development and design of the scheme:

Policy CS9 Housing

Planning permission should be granted for housing proposals that will contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026. Whilst minor at only 1 additional dwelling, it does contribute to achieving a net total and is comparable with the size of the plot.

The proposed scheme delivers a suitable density of development for the site, taking into account the residential setting there is already established accessibility to public transport, employment, shops and services. The siting, orientation, fenestration, scale and material palette respect the surrounding landscape, character and built form.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

New development must not only protect the borough's environmental assets but also look to generate higher quality development bringing environmental enhancement benefits to the site and area.

Mitigation/avoidance measures will be necessary for the development to prevent additional recreational pressure on the international sites from the cumulative effects of increased housing.

As a 2-bed dwelling the development would be liable to make a mitigation payment for SDMP of £639, subject to a 5% monitoring fee and a £23 administration fee. The site is within the nutrient affected area and creates 1 new dwelling; the purchasing of Nitrate credits will be required to mitigate this issue.

With off-site mitigation contributions and BNG proposed to meet requirements via soft landscaping, planting, and green infrastructure, the proposed development would not cause harm to any designated interests or the environment.

Policy CS15 Flood and Coastal Erosion Risk

"Development in areas at risk of flooding now and in the future"

All development will be required to ensure that there is no net increase in surface water run off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.

The current Environment Agency flood maps indicate that the site lies within Flood Zone 1, which is considered to have a low risk of flooding. To the end of Margaret Close and with Andrew Crescent lies the boundary of Flood zone 2.

The yearly chance of flooding from surface water has been identified as low between 0.1% and 1% chance each year. It has however been noted that there have been previous issues identified with drainage issues along the southeastern boundary shared with 2 Margaret Close

Previous consultation with HBC's drainage team commented on an old 1890 map showing a pond under 10 Margaret Close and a line running into it which possibly indicates a "stream"/drainage ditch/culvert runs across the site, however there are no formal records.

The proposed drainage plan incorporates surface water flood protection, resilience and resistance measures appropriate to the character of the area with permeable paving attenuated into tanks, considering the specific requirements of the site where historic surface flooding has been identified along the southeastern boundary this approach appears appropriate.

The site walk over indicated areas of concrete hardstanding apparent as the base for a previous garage, these areas had no dedicated drainage course or the ability to permeate adequately to alleviate surface water build up. With the incorporation of SUDs measures such as soft landscaping and permeable hardstanding the proposed scheme aims to reduce flood risk overall, further to sustainable surface water ground drainage, large portions of rainwater catchment from flat and pitched roofs will be directed to attenuated water butt planters, further helping to regulate flow into the below ground surface water system. It is proposed to connect all below ground surface water from roof catchment and the designated area of permeable paving to the driveway to a sealed attenuation tank, this will be linked to the main surface water sewer via an inspection chamber with flow regulator, all subject to consultation with Southern Water.

Policy CS16 High Quality Design

"Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax."

The proposed scheme is significantly revised from the previous taking into account required separation distances with SPD's, protection of adjoining boundaries and relationships to amenity space by being centred within the plot maintaining the correct build line and grain pattern along the street frontage. The build benefits from a good degree of separation from all boundaries allowing for full permeability with private amenity and off-street parking.

There is no degree of overlooking or loss of privacy through proposed window positions and the scheme does not cause unacceptable harm to the amenity of neighbours.

The overall design and has been informed by selecting a pallet of materials common within the area, drawing inspiration from these, contemporary features and details are proposed to respond to the local context in a modern course whilst respecting local characteristics, such as the prevailing scale of chalet bungalows, massing of dwellings, their plot widths, existing building lines along street frontages, and proportions of fenestration.

The proposed layout of the site and ground floor is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all with full permeability around the curtilage and an internal layout at ground floor compliant with The Building Regulations Approved Document M4(1) Category1: VISIBLE Dwellings.

The site plan helps indicate how the scheme contributes to the improvement of the public realm by using high quality hard and soft landscape materials, native planting, green roofs and a new street frontage with scale and materials appropriate to integrate the development within the local context and street scene.

Policy CS17 Concentration and Distribution of Development within the Urban Areas

"Development will be permitted that makes the most effective use of land in the borough."

The priority for locating new development is in the existing urban area such as the proposal site, there are existing facilities to use, and new development would have the least impact. Furthermore, the proposed scheme prioritises development on redundant and underused land within the urban area.

Policy CS21 Developer Requirements

"Development will be permitted if on-site and/or off-site infrastructure requirements are met."

CIL has been deemed chargeable for this development, the total GIA over ground and first floors is proposed as 71.7m² and would be in the region of £9,766.20.

DM13 Car and Cycle Parking on Residential Development

Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

As per the Havant Brough Council Parking SPD the proposed unit as a 2-bed will provide provision for 2 allocated off-street car spaces and 3 no. secure and weatherproof cycle storage spaces.

Policy AL1 Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;
- or
2. Specific policies in the NPPF indicate that development should be restricted.

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. We will attempt to pick materials with high U value efficiencies. The benefit of these construction methods are:

- High quality and well thought out design
- Quicker construction time to reduce disturbance and noise
- Less on-site wastage

The proposed development will incorporate several energy efficiency measure and designs to ensure compliance & CO₂ reduction including:

- Fabric Insulation improvements on Building Regulations Part L minimum standards
- Air permeability targets implemented as part of the project to minimise heat loss
- Bespoke or Accredited PSI Value calculations
- Improved glazing U & G Values for the development
- Low Energy lighting scheme adopted on site
- As part of the net-zero local carbon target, the development will have no connection to a main gas supply.
- The energy hierarchy and a fabric first approach will be utilised.
- On-site renewable technologies will be utilised in the form of air source heat pumps (ASHP).
- The development is to achieve a target of 110L/pp/pd for the water usage.
- Electric vehicle charging infrastructure will be provided for 1 car space.
- Permeable paving is proposed for sustainable drainage of surface water to hardstanding areas.
- Surface water catchment from roofs and the attenuated permeable hardstanding will be directed to a dedicated attenuation tank to regulate flow into the main sewer.

Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in-combination effect of net additional dwellings.

The proposed scheme will look to address the protection of habitats and species via a financial contribution.

As a 2-bed dwelling the development would be liable to make a mitigation payment for SDMP of £639, subject to a 5% monitoring fee and a £23 administration fee. The site is within the nutrient affected area and creates 1 new dwelling; the purchasing of Nitrate credits will be required to mitigate this issue.

Existing Site and Surroundings

The site is on a portion of unused land spanning approximately 0.02 Ha (216m²) set between the gardens of neighbouring properties, 65 Andrew Crescent and 2 Margaret Close, with the rear boundary shared with 67 Andrew Crescent. The site previously hosted a dilapidated garage that formally belonged to 65 Andrew Crescent prior to the separation of the title.

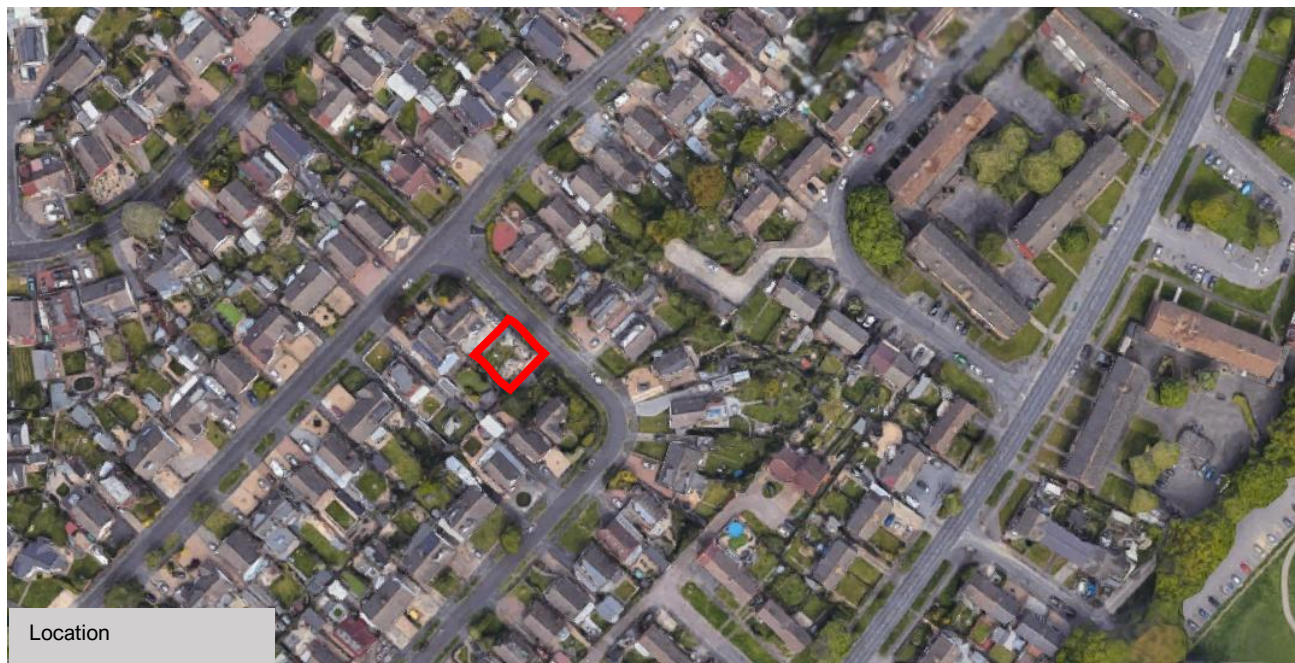
The site is contained by close boarded fences with some untended vegetation present, the site is visible from Margaret Close. The existing plots that surround the site to the east are modest detached residential dwellings which feature varied plot sizes and vernacular styles.

Access is currently provided onto the site via an established drop kerb shared with the garage of 2 Margaret Close, the site is flat with no changes to levels proposed.

The site is near a variety of local amenities and leisure facilities such as a pubs, restaurants, supermarkets, sports and leisure facilities, and local shopping centres which are easily accessible from the site.



Existing Street frontage



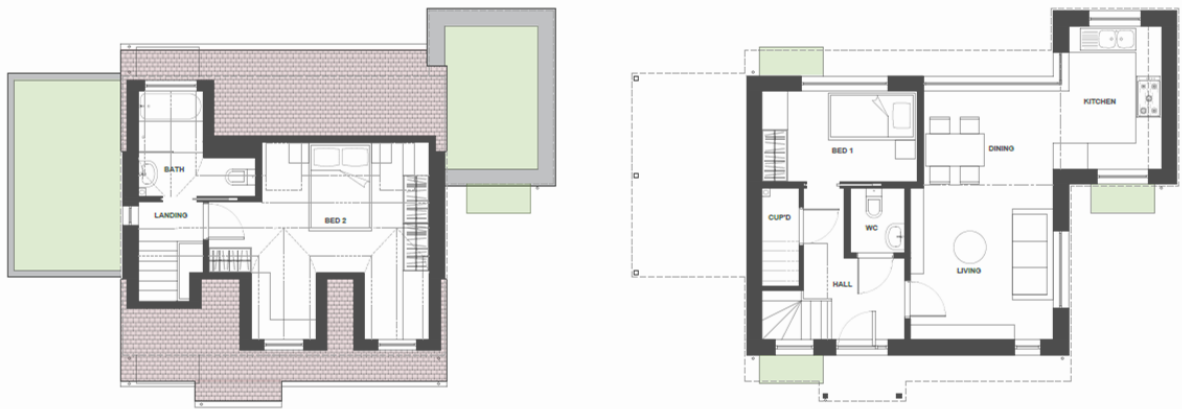
Location

Proposal

Erection of 1no. detached 2 bed dwelling with allocated off-street car parking with car port, benefiting from wrap around private amenity space and a setback frontage.

The key objective of the proposal is to create an appropriate, modern dwelling. The design has been carefully considered to respect its surroundings and to make the most of the plot's unique location. The plot layout and scale of the plan respects the common build form found in and around the local area.

The proposal makes sustainable use of an underutilised parcel of land, the proposed scheme has been designed to be in keeping with the build form of the neighbouring dwellings and the local vernacular, providing a spacious and practical dwelling with generous amenity and rooms that are appropriate and functional.



Proposed Floor Plans



Proposed Elevations

Site context

The area has a diverse range of plot sizes, with each contributing to the urban grain and local development pattern. The grain plan opposite conveys the proposed development's spatial relationships within the surrounding context, it also offers an overview of the existing urban grain distinguishing between built and open spaces, facilitating an assessment in relation to the neighbouring properties.

The site is surrounded by residential properties with a mixture of different size gardens and building footprints. Establishing a positive relationship with these properties is a key consideration in the design of the proposed scheme. The objective is to ensure that the development seamlessly integrates within the surrounding context respecting the existing character of the area.

The scale and positioning of the proposed dwelling has evolved from that proposed under APP/21/00639. It now follows the build line between 65 Andrew Cres. and 2 Margret Cl. providing a set back from the highway and centred within the plot to allow for sufficient separation distances to existing neighbouring dwellings.



Scale

The key objective of the proposal is to create an appropriate, modern dwelling. The design has been carefully considered to respect its surroundings and to make the most of the plot's unique location. The plot layout and scale of the plan respects the common build form found in and around the local area and makes sustainable use of an underutilised parcel of land.

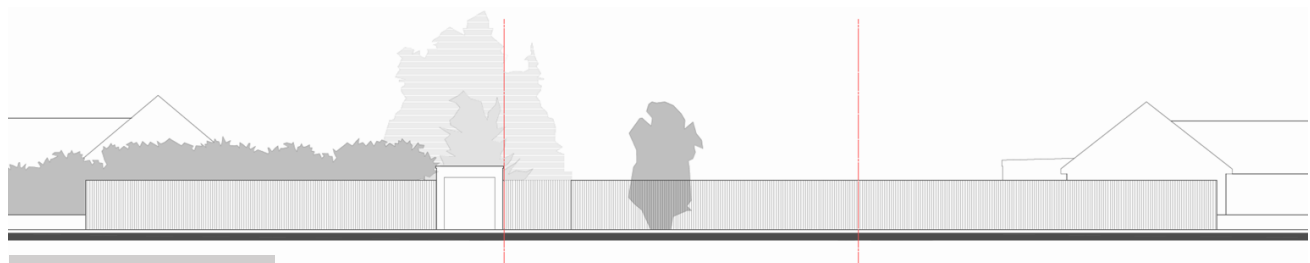
The overall design and has been informed by first selecting a pallet of materials common within the area, drawing inspiration from these, contemporary features and details are proposed to respond to the local context in a modern course whilst respecting local characteristics, such as the prevailing scale of chalet bungalows, mass, plot widths, and existing building lines along street frontages.

Many properties in the area are bungalows, chalet or converted lofts with numerous front facing dormers and ridge lines circa. 5-6m in height. Most roof forms are gabled in some form with many front and rear gable projections with front and rear flat roof dormers, there are many examples of single storey flat roof extensions to properties.

The proposed dwelling would be a 2-bed 3-person unit with 71.7m² of floor space which provides spacious and practical areas and generous amenity space, it would be over 2 floors with gable roof and dormers with a section of single storey to the side and rear elevation. The height of the ridge from existing ground level is proposed at 5.5m with a large overhang to the exposed eaves set at around 2.4m from the ground. The single storey projection to the rear will have a parapet roof and be 3m from finished ground level.

Both front and rear dormers will be gabled and set down significantly from the ridge line, the first-floor space will have ashlar walls set at 1.5m in height to the raking roof line internally with an overall ceiling height of 2.3m, ground floor will have a floor to ceiling height of 2.3m.

The proposed unit will meet the National Technical Housing Space Standards (March 2015) for minimum floor areas, bedrooms sizes and dimensions, including minimum built in storage and height requirements.



Existing Street Scene



Proposed Street Scene



Proposed Visual

Layout and Access

There is an existing drop kerb and vehicle cross over as the primary access to the site which is to remain unchanged through the proposed development.

The proposed siting of the dwelling will allow full permeability of movement around the plot with pedestrian access available from the public footpath. Hardstanding is allocated for the off-street parking of 2 cars to the southeastern side of the site via the existing vehicle crossover, a new low level boundary wall separates the front boundary with the footpath and provides pedestrian access to the site.

A paved pathway from the public footpath provides access to the principal entrance (set back by around 3.8m from the front boundary edge), this follows around to the northwestern side of the property with gated access to the side garden and bin storage facilities.

Ground floor features the principal entrance and hallway with downstairs toilet, a single bed space is provided and a large open plan living, kitchen and dining area opening onto the private rear garden. First floor features a double bed space and shared family bathroom.

The proposed dwelling would be designed and built to The Building Regulations Approved Document M4(1) Category1: Visitable Dwellings both in terms of internal and external layouts and requirements and meet the National Technical Housing Space Standards (March 2015) for minimum floor areas, bedrooms sizes and dimensions, including minimum built in storage and height requirements.

Amenity and Living Conditions

The proposed 2-bed dwelling would benefit from adequate private outdoor amenity space with full permeability around the site. Total external amenity space around the dwelling is proposed at approximately 159m² with 86m² of this allocated to private amenity as rear and side garden space. The rear garden depth ranges from 3.5-5m from the dwelling to boundary fence with no. 67 Andrew Crescent and is approximately 14m wide.

Internally the main living space is open plan at ground floor with glazed openings to front and rear providing good living conditions for occupiers benefiting from dual aspect natural light. The single bedspace at ground floor is provided with a rear facing window with outlook onto the garden space, the first-floor double bed space again benefits from dual aspect glazing with Velux windows to the rear roof slope and 2 gable dormer windows to the front.

All rooms benefit from natural purge ventilation via windows on external walls, it is envisaged to meet SAP requirements a MVHR system will be installed to serve as background ventilation to the dwelling.

The proposed northwestern side elevation facing to the rear of 65 Andrew Crescent features only 1 window at hi-level to the living area at ground floor. This main flank gable elevation measures 10m in separation to the rear extension of no.65, to the main rear of no.65 this measurement increases to approximately 12.5m. The kitchen projection to the proposed measures 10m to the main rear line of no.65, distances to the boundary on this side range from 1.6-4.1m.

On the opposing gable elevation there is proposed a tall and narrow window to the landing space with obscured glazing to 1.7m from FFL, the distance of separation to the rear of 2 Margret Close is around 13+m and the distance to the boundary is 2.7m.

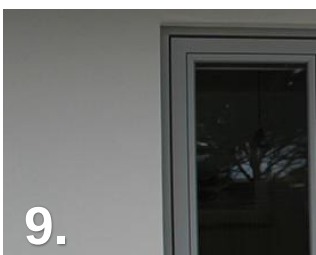
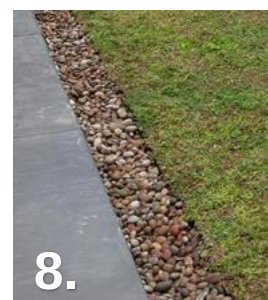
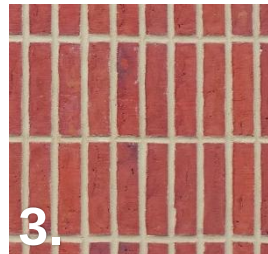
Habitable room windows at ground floor have direct outlook onto the front and rear elevations into the private garden or the setback frontage. At first floor the bedroom windows face out to the front elevation on Margret Close, the Velux are high level, and the rear bathroom dormer window would have obscured glazing.

Owing to plot orientation and separation distances the dwelling would not have a detrimental or harmful impact on other existing amenities or adjacent residential properties, all window and wall positions will adhere to HBC's design guide on separation distances for habitable rooms.

Design and Materials

The design and character of the newly proposed dwelling will be delivered to high-quality design standards transforming an underutilised site. The proposed design is appropriate to its surroundings, with a coherent architectural theme throughout which has been derived from the local styles and features.

1. A water resistant, breathable, and durable white render with a natural stone like finish.
2. Transition at low level from render to brick, 2 courses of brickwork above ground level.
3. Vertical stacking bond brick slips feature on the northwestern elevation.
4. Dormer walls to be clad in tiles to match roof.
5. Plain antique tiles to pitched roof and dormers.
6. Exposed rafters to eaves overhang. Large overhang provided with treated exposed rafters and cladding between to soffit. Eaves to have fascia board in mdi-grey.
7. Steel gutters and downpipes.
8. Extensive green roof and grey capping to parapet flat roof.
9. Mid-grey windows and doors. Double glazed flush casement windows, front door set and rear bi-fold corner door.
10. Grey sandstone permeable paving around site.
11. Rainwater attenuation planters to 3no. roof downpipes.
12. Grey bin enclosure for refuse, recycling and food waste.



Transport and Parking

There is an existing drop kerb and vehicle cross over as the primary access to the site which is to remain unchanged through the proposed development.

Secure weatherproof cycle storage for 3no. cycles will be provided within the rear private amenity space.

240L refuse and recycling bins will be located within the plot and be taken kerbside on collection day at a predetermined location. Additional provisions will be made for the storage of food waste.

The site is in a sustainable location with access to local shops, amenities and facilities, it also benefits from access to bus routes.

As per the Havant Brough Council Parking SPD the proposed unit as a 2-bed will provide provision for 2 allocated off-street car spaces and 3 no. secure and weatherproof cycle storage spaces.

Flood Risk

The current Environment Agency flood maps indicate that the site lies within Flood Zone 1, which is considered to have a low risk of flooding. To the end of Margret Close and with Andrew Crescent lies the boundary of Flood zone 2.

The yearly chance of flooding from surface water has been identified as low between 0.1% and 1% chance each year. It has however been noted that there have been previous issues identified with drainage issues along the southeastern boundary shared with 2 Margaret Close

Previous consultation with HBC's drainage team commented on an old 1890 map showing a pond under 10 Margaret Close and a line running into it which possibly indicates a "stream"/drainage ditch/culvert runs across the site. however there are no formal records.

The proposed drainage plan incorporates flood protection, resilience and resistance measures appropriate to the character of the area with permeable paving attenuated into tanks, considering the specific requirements of the site where historic surface flooding has been identified along the southeastern boundary.

The site walk over indicated areas of concrete hardstanding apparent as the base for a previous garage, these areas had no dedicated drainage course or the ability to permeate adequately to alleviate surface water build up. With the incorporation of SUDs measures such as soft landscaping and permeable hardstanding the proposed scheme aims to reduce flood risk overall, further to sustainable ground drainage, large portions of rainwater catchment from flat and pitched roofs will be directed to attenuated water butt planters, helping to regulate flow into the below ground surface water system.

It is proposed to connect all below ground surface water from roof catchment and the designated area of permeable paving to a sealed attenuation tank, this will be linked to the main surface water sewer via an inspection chamber with flow regulator, all subject to consultation with Southern Water.

Sustainability

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. We will attempt to pick materials with high U value efficiencies. The benefit of these construction methods are:

- High quality and well thought out design
- Quicker construction time to reduce disturbance and noise
- Less on-site wastage

The proposed development will incorporate several energy efficiency measure and designs to ensure compliance & CO₂ reduction including:

- Fabric Insulation improvements on Building Regulations Part L minimum standards
- Air permeability targets implemented as part of the project to minimise heat loss
- Bespoke or Accredited PSI Value calculations
- Improved glazing U & G Values for the development
- Low Energy lighting scheme adopted on site
- As part of the net-zero local carbon target, the development will have no connection to a main gas supply.
- The energy hierarchy and a fabric first approach will be utilised.
- On-site renewable technologies will be utilised in the form of air source heat pumps (ASHP).
- The development is to achieve a target of 110L/pp/pd for the water usage.
- Electric vehicle charging infrastructure will be provided for 1 car space.
- Permeable paving is proposed for sustainable drainage of surface water to hardstanding areas.
- Surface water catchment from roofs and the attenuated permeable hardstanding will be directed to a dedicated attenuation tank to regulate flow into the main sewer.

Biodiversity

As existing the proposal site is largely bear with areas of dated hardstanding and patches of soft landscaping and uncultivated vegetation.

All new surfaces are proposed to be fully permeable in construction with additional soft landscaping within the private garden. There will be additional planting included for privacy and screening adding to the net gain in biodiversity on site.

A range of potential on-site measures are proposed for a net gain in biodiversity, such as but not limited to;

- Extensive soft landscaping
- Native planting around the site
- Extensive green roofs
- Bird boxes
- Attenuated planter water butts

An accompanying small sites metric tool spreadsheet has been submitted with this application with further details on the existing and proposed biodiversity values on site.

CIL, SDMP and Nitrates

CIL has been deemed chargeable for this development, the total GIA over ground and first floors is proposed as 71.7m² and would be in the region of £9,766.20.

As a 2-bed dwelling the development would be liable to make a mitigation payment for SDMP of £639, subject to a 5% monitoring fee and a £23 administration fee.

The site is within the nutrient affected area. As the proposal is for 1 new dwelling, the purchasing of Nitrate credits will be required to mitigate this issue.

Conclusion

In conclusion, the proposal outlined in this document presents an opportunity to sensitively redevelop a currently unattractive and underutilised site into market housing, with a design proposal that enhances the current plot and the immediate surrounding area whilst being sympathetic to its setting and respecting the local character.

The proposal meets planning policies and guidance at both local and national level. The project will utilise sustainable construction methods and practices wherever possible to provide a high-quality development in the local area.

We aim to work closely with the LPA to a mutually beneficial outcome and hope the above highlights a positive approach following the previous refusal, we look forward to feedback and working alongside Havant Borough Council to secure a positive outcome for this proposal and welcome all comments for consideration.

Photos

