



Critchley Architecture And Design Ltd.

New Build House

Land Adjacent to 17 Hordle Road, Havant, PO9 4AZ

on Behalf of J. Osgood

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1.0 Generally

- 1.1 This Design Report forms part of a planning application to Havant Borough Council for a new 3 bedroom 5 person house on land adjacent to 17 Hordle Road, Havant, PO9 4AZ.
- 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 drawings, re:

23046 -	101A	Location and Block Plan
	102A	Existing Site Plan
	103B	Proposed Site Plan
	104	Sun Path Analysis
	201	Existing Floor Plans
	301	Existing Elevations & Draft Section
	401B	Proposed Floor Plans
	501B	Proposed Elevations & Draft Sections

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of July 2021. 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.

69. 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:

c) 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.

Section 11: Making effective use of land.

119. 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 as much use as possible of previously-developed or 'brownfield' land.

- 1.5 Havant Borough Council have agreed to withdraw the emerging Local Plan, examined by the Planning Inspectorate in 2021, and develop a revised plan. Whilst the new Local Plan is developed, the council will hold to six decision making principles stated within the **Housing Delivery Position Statement** (March 2022) to inform and define development in the borough. A tilted balance is currently in effect for planning applications relating to housing.

Decision Making Principle 1 - Application of the Tilted Balance and the Habitat Regulations

A European Site Avoidance Mitigation Checklist and Nitrates Calculation has been submitted as part of this application.

Decision Making Principle 2 - Sites not in accordance with the Development Plan where the Council accepts the principle of development

Not applicable.

Decision Making Principle 3 - Assessment of summertime transport implications of development on Hayling Island and in Langstone

Not applicable.

Decision Making Principle 4 - Sites not in accordance with the Development Plan where the principle of development has not been previously identified

Development proposals not in accordance with the Development Plan and not previously identified as a site allocation in the Havant Borough Local Plan will need to clearly show they are deliverable in accordance with the definition at Annex 2 of the NPPF: "To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."

The Applicant owns No.17 and intends to live in the proposed development. Their intention is to begin construction work as soon as reasonable possible, should they receive permission.

Decision Making Principle 5 - Development quality

Residential development will be expected to:

- a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and Developer Contributions Guide; and*
- b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account; and*
- c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1; and*
- d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education, employment, and the natural environment for all users; and*
- e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to: i. The retention and integration of any protected trees and hedgerows. ii. The retention and enhancement of any local nature conservation designations on or affected by the development; iii. Mitigation for any protected species, including appropriate buffers; iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features; and*
- f) Provide electric vehicle charging infrastructure for each new residential unit with private offstreet parking; and*
- g) Meet the nationally described space standards for new homes provided; and*
- h) Provide outdoor private and/or communal amenity space for all residential units; and*
- i) Achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and*
- j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and*
- k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.*

Decision Making Principle 6 - Southleigh Strategic site

N/A

2.0 Physical Context

- 2.1 No.17 is a private residential property, situated at the end of a terrace on the north side of Hordle Road, on the junction with Dibden Close. The land to be developed is currently part of a private garden.



- 2.2 Hordle Road runs east – west between Parkhouse Farm Way and Linkenholt Way and is fully metalled with on street lighting. The area is predominantly residential, with local shops 0.5 miles away at Purbrook Way to the south east and a large supermarket the same distance to the south west.
- 2.3 The site is generally flat and level.
- 2.4 The site is within the Leigh Park urban area.
- 2.5 The subject site is not within a Conservation Area.
- 2.6 The subject site is within Flood Zone 1 (very low risk).
- 2.7 There are no TPO trees or mature planting within the site.

3.0 Social and Economic Context

- 3.1 Situated to the north west of Havant Town Centre, Leigh Park started life as an overspill community of Portsmouth in the mid 1940s, when a shortage of housing after WWII triggered a program of building works on the Leigh Park Estate. Shops, schools, and churches to serve the new houses were opened in the 1950s. Leigh Park has a higher than average population of people aged 16 – 34, which means the bias of housing required is towards smaller 2-3 bedroom dwellings.

- 3.2 Hordle Road is a typical example of post-war development in the area. The houses are in rows of short terraces and all of a similar type; two storey, with brick walls and concrete roof tiles.
- 3.3 The subject site is within an established residential area. Within fifteen minutes walk of the site there are:
- Schools
 - Local shops
 - Recreational spaces
 - Community facilities
 - Food and drink establishments
 - Professional and medical services
 - Bus stops with regular services
- 3.4 Considering the above, the site is considered to be in a sustainable location.
- 3.5 No.12 Dibden Close adjacent to the site, has just recently had a similar application approved under APP/23/00273.
- 3.6 An outline application for a similar proposal was approved at 8 Parkhouse Farm Way in 2003 under 03/67968/000.

4.0 Involvement of Local Interests

- 4.1 Pre-application advice was sought in 2021 (GEN/21/00360). The response was generally favourable but highlighted some key areas for consideration. These are addressed further in sections 6 and 7 below.

6.0 Amount

- 6.1 The subject site is a total of 228m² in area. The existing 3 bedroom house is 78m² and the area within the blue line is 177m². No demolition work is proposed. Minor alterations to the existing fenestration are proposed in order to provide a door to the rear garden.
- 6.2 The proposed new house is 92.5m², which meets National Minimum Space Standards for 3 bedroom 5 person dwelling.
- 6.3 The existing house will retain sufficient amenity space for two parking bays and 74.5m² of rear garden, including the existing rear outbuilding.
- 6.4 The proposed new house will also have two parking bays along with 76.5m² of garden space. It is recognised that some of this will be to the front and side of the

property, however this is not out of keeping with the area and similar arrangements can be seen at

- 6.5 The proposed garden sizes of 76.5m² and 74.5m² are comparable to the other properties in the terrace, which have 94.5m², 81m², and 73.5m² respectively. Irregular shaped gardens are common to the area and examples close to the site can be found at:

20 Parkhouse Farm Way

35 and 55 Plaitford Grove

52 Grately Crescent

48 St Christopher's Road

43A and 43D Park Lane

- 6.6 The properties will share an access path leading to the rear gardens.
- 6.7 A sun path analysis, to assess the impact of the development in terms of overshadowing, has been carried out, see drawing 23046-104. The analysis shows that most of the impact would be on the rear garden of No.12 Dibden Close at midday in midwinter, with limited impact through the rest of the year. The garden of No.12 is already somewhat impacted by overshadowing from No.17 at this time of year. Due to the generally low light levels and cold weather that are expected in midwinter, which also leads to less use of outdoor spaces, it is not anticipated that the development would have a substantially deleterious effect on the area in question.

7.0 Design

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

"127. 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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

7.2 Character and Appearance

- The character of the locality is residential, with rows of terraced brick built, two storey houses with concrete tile roofs.
- The pre-application response recommended that any new proposal be, “of the same scale and height, with matching fenestration, proportions and materials” to the existing. The proposals are very much intended to match the character of the area.

7.3 Scale

- The proposed house is similar in scale to the rest of the terrace, being a two storey three bedroom property of the same height and similar width with a single storey element. Nos. 19, 21, and 23 similarly have single storey extensions of a comparable size.

7.4 Layout

- The unusual shape of the site, location of an existing telegraph pole, and the need to retain on street parking pose several challenges.
- The proposed parking reuses the existing extended driveway to avoid impacting the on street parking and telegraph pole. A new footpath to the front door of the new house is proposed to the west of the telegraph pole.
- To reduce the potential for overlooking, the first floor windows closest to 12 Dibden close serve a bathroom and stairwell. The bathroom window will be obscure glazed. The stairwell window is 1.9m from the landing and is intended to provide natural light rather than direct views.

- The applicant requested that No.17 retain a rear access to the garden, and the proposed house has therefore been designed with a 'flying freehold' which is common around Leigh Park.
- To mitigate the reduced width of the ground floor a proposed single storey element has been introduced.
- The ground floor is open plan to provide flexible accommodation as the needs of the family change over time.

7.5 Landscaping and Ecology

- There is no mature planting currently on the site and therefore no habitats deemed likely to contain protected species.
- The proposals aim to limit the amount of new hardstanding by reusing the existing driveway. All new hardstanding is to be permeable to allow for natural drainage.
- The existing 2m high close boarded fencing is to be retained.
- New planting is to be at the discretion of the occupants.

7.6 Access, EV Charging and Bike Storage

- Pedestrian access to the site is available from Hordle Road.
- A bin area is proposed within 25 metres of Hordle Road.
- Secure cycle storage is proposed within 25 metres of Hordle Road.
- Emergency access is fully available from Hordle Road.
- EV charging points are to be provided for both the new and existing houses.
- Bike storage is proposed as drawing 23046-103. No.17 has an existing rear outbuilding that would be suitable for use as a bike store.

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.*