

ATLAS

PLANNING GROUP

PLANNING STATEMENT

41 Beach Road, Emsworth, Hampshire, PO10 7HR

September 2023

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Appendix A – DRP Feedback

1 INTRODUCTION

- 1.1 This Statement has been produced by Atlas Planning Group in support of a submission to Havant Borough Council seeking planning permission for a modern and sustainable replacement dwelling at 41 Beach Road, Emsworth, Hampshire, PO10 7HR.
- 1.2 Working with OB Architecture and Eco-Spheric, the design team were briefed to design a family home of high quality, distinction and with the highest levels of sustainability. This objective has been integral to guiding the design process. The new home will be highly energy efficient, achieving an **85% reduction** in CO2 emissions over a standard Part L (2021) compliant design. The project will deliver a 'True' Whole Life Zero Carbon project, making it **one of the most sustainable low carbon buildings in the country**. In the context of a Climate Change Emergency, this project can be seen as an exemplar for other replacement dwellings across the nation and indeed, internationally.
- 1.3 This Statement will assess the development proposal in the context of national and local planning policy, found within the National Planning Policy Framework (2021) and Havant Borough Council's Development Plan Documents.

2 SITE DESCRIPTION

- 2.1 The application site comprises an existing dwelling accessed via the southern end of Beach Road. Currently the property has five bedrooms, three reception rooms and three bathrooms over two floors, with an attached workshop and a triple garage. The site is relatively flat and measures approximately 0.1ha.
- 2.2 The existing dwelling and outbuildings are not worthy of retention or of any architectural merit. Their condition is becoming increasingly dilapidated, so a modern and more sustainable replacement dwelling is proposed.
- 2.3 Surrounding the site to the north and west boundaries are other existing residential properties. To the south the site has an extensive water frontage, separated by a narrow public footpath. To the east, beyond Beach Road is another row of houses that front the water.
- 2.4 There are no listed buildings in the near vicinity and nor is the site within a Conservation Area.



Figure 1: Photograph of existing dilapidated dwelling taken from OB Architecture's DAS

3 PLANNING HISTORY

3.1 Havant Borough Council's online planning records reveal a range of historic planning applications at the site, although due to their age limited information is available for most. The planning history shows that there has been a range of alterations and extensions to the property over the years, including:

PLANNING APPLICATION – 20218/8

3.2 A replacement porch was approved in July 1987.

PLANNING APPLICATION – 00/52669/001

3.3 On the 7th August 2000 an application was granted for a single storey extension to the west elevation.

PRE-APPLICATION – GEN/22/00778

3.4 A pre-application enquiry was registered on the 7th September 2022 and written feedback was subsequently received in October 2022. The pre-application response confirmed that the principle of replacing the dwelling is acceptable, but justification was required for the annexe, which at the time was proposed to be accessed separately from the dwelling. However, the application has now removed the annexe and instead proposes a smaller studio/ office, to facilitate homeworking.

3.5 With regard to the impact on the character and appearance of the area, the pre-app (and CHC's response) raised concerns with regard to the 'bulkiness' of the replacement dwelling. However, this application has sought to reduce the overall massing and footprint of the proposed development. As detailed in the DAS prepared by OB Architecture, the following changes have been made:

- **Height reduced by 0.4m**
- **Footprint reduced by 20%**
- **Width of the building reduced by 2.7m** (the proposed building is now the same width as the existing dwelling)
- Roof overhang reduced in all directions
- **Garage shortened by 4m**
- 22.5m separation distance to 72 Warblington Road (north)

3.6 With regard to residential amenity, as detailed later in this Statement a Daylight Sunlight Assessment for the neighbouring properties has been undertaken to demonstrate there is no adverse impact arising from the proposal.

3.7 The pre-application response also suggested the parking area should be reduced, this has been actioned through reducing the size of the garage and providing more landscaping.

3.8 Several changes have been made to the design of the proposal since pre-application advice stage, such amendments have been informed by feedback from an independent Design Review Panel who have reviewed the proposals twice over the past 6 months.

3.9 The feedback from the first DRP was generally positive and subject to addressing their recommendations/comments the Panel was **supportive of the aspirations for the project**. A summary of the feedback from the first DRP is as follows:

- The LVIA was welcomed and successfully addresses any alleged impact on the AONB.
- The proposed materials palette was supported and appropriately reflects the conservation area.
- Further information required to demonstrate the impact on 72 Warblington Road.
- Further details on sustainability and energy performance was required.
- Consider landscaping and planting in more detail.

3.10 The DRP then reviewed the revised scheme in June 2023, the feedback received is summarised below:

- Overall, **the Panel is supportive of the building and landscape design proposals**, which are considered to be of a high standard and seek to incorporate high levels of sustainability. The analysis and updated design response are well considered and clearly communicated, which is welcomed by the Panel.
- The reduced footprint was welcomed, as was the amended building line.
- The reduction in width was also supported.
- Overall, the reduction in footprint and mass allows the proposal to sit comfortable alongside the neighbouring properties.
- There were some queries regarding landscaping, in particular the suitability of a close-boarded fence was questioned however this is due to the presence of several trees and their associated RPAs. In any event, the applicant would be willing to accept a planning condition relating to boundary treatments.
- The balcony edge planting was also commented upon and this submission includes further detail on the species that would be planted here, to suit the challenging conditions.
- Regarding sustainability, there were several queries raised however Eco-Spheric have updated their report to address all points raised (including thermal bridging and PHPP calculations).

3.11 Overall, extensive pre-submission efforts have been undertaken through a pre-application and two subsequent Design Review Panel submission and the proposal is now accompanied by a full suit of supporting information and design justification which is set out in the accompanying Design and Access Statement prepared by OB Architecture.

4 THE PROPOSAL

4.1 The description of development for a subsequent planning application would likely be as follows,

“Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works”.

4.2 The proposed dwelling will have 4 bedrooms, along with a studio to facilitate home-working and landscaping enhancements.

4.3 Parking is provided within the double garage and two further external spaces can be accommodated within the driveway where there is also an electric vehicle charging point. The garage will also include space for cycle storage.

- 4.4 The house will be significantly more sustainable and energy efficient when compared to the existing dwelling, including through the provision of discreet PV panels on the roof along with an extensive green roof covering much of the single-storey element above the garage.



Figure 2: Proposed Photomontage taken from OB Architecture's DAS

5 PLANNING CONSIDERATIONS

5.1 The Core Strategy (2011) and the Allocations Plan (2014) make up Havant Borough Council's primary Development Plan Documents (DPD) and are the starting point for determining planning decisions within the administrative area of Havant.

5.2 The Emsworth Neighbourhood Plan (2021) is also part of the Development Plan and now carries full weight.

5.3 The National Planning Policy Framework (NPPF) (2021) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.

5.4 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to ensure the proposal is an appropriate form of development for the application site.

PRINCIPLE OF DEVELOPMENT

5.5 At the heart of the NPPF (2021) is a '*presumption in favour of sustainable development*'. Paragraph 11 of the NPPF requires developments that accord with a Development Plan to be approved without delay.

5.6 The application site is located within the defined urban area; therefore, the development is considered acceptable in principle subject to development management criteria.

5.7 As the principle of development is acceptable, the remainder of this Statement will consider the following:

- Impact on the character and appearance of the area and AONB;
- Impact on residential amenity;
- Flood Risk;
- Ecology; and
- Impact on highways.

IMPACT UPON THE CHARACTER & APPEARANCE OF THE AREA

5.8 Policy CS16 of the HBLP (Core Strategy) requires development to be designed to a high standard, helping to create places where people want to live, work and relax. All development should demonstrate that its design identifies and responds positively to existing features or natural, historic or local character within or close to the proposed development site.

5.9 Policy D1 of the Neighbourhood Plan sets out general design criteria and also requires new development and redevelopment proposals to be of high quality. Policy D2 '*height, mass and materials*' requires all new buildings to enhance the character of the area and be appropriate in height, mass and materials.

5.10 Additionally, Policy DM9 '*Development in the Coastal Zone*' requires new development in this zone to, among other things, maintain and enhance the appearance and distinctiveness of existing settlements and landmarks along the coast and contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.

5.11 Beach Road and Emsworth more generally contain a mixture of property styles, however over recent years the immediate area has seen several modern replacement dwellings that are providing a contemporary local aesthetic. Further details are included within section 6 of the DAS.



Figure 3: 61 Warblington Road



Figure 4: Modern property along Western Parade



Figure 5: Dwellings along Western Parade



Figure 6: 60 Kings Road - similar plot near to the site which has been extended and includes a garage with a flat roof



Figure 7: 48 Havant Road



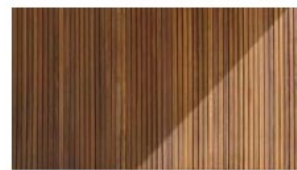
Figure 8: 24 Beacon Square – incorporating flat roof elements and balconies

5.12 The replacement dwelling is a two-storey contemporary house that has taken design inspiration from its surroundings and position on the coastline. Traditional design elements of waterfront houses, such as balconies and glazing have been modernised to create a high-quality building of significant visual interest, particularly when compared to the existing dilapidated house, which is of no architectural interest or merit.

5.13 The proposed dwelling seeks to create a contemporary interpretation of this important part of UK's coastal built heritage, with a strong emphasis on sustainability (discussed in more detail below) and is an outstanding and innovative piece of architecture.

5.14 The proposed material palette has also been developed through consideration of the coastal location and the tones and textures in the local area:

- Set pebble to ground floor
- Smooth concrete finish to horizontal planes
- Vertical timber cladding battens to first floor



vertical timber cladding battens to first floor 'wrap'
warm tones



smooth concrete finish to horizontal planes



set pebble to ground floor



Figure 11: DAS Extract

- 5.15 The proposal sits comfortably within the prevailing scale and height of the neighbouring buildings along the beachfront. The flat roof enables a significant array of photovoltaic panels to be integrated into the design to form a key part of the sustainable strategy which is central to the proposal. In turn, the integration and low angle of the photovoltaic panels within the flat roof mitigates their visibility in long distance views from Chichester Harbour.
- 5.16 To assess the impact on the wider landscape, an LVA has been prepared by LVIA Ltd which concludes that the proposal would not be out of character with its surroundings. The overall impact on the landscape is considered to be a 'minor overall effect' on the surrounding landscape character and a 'minor effect' on the visual baseline. The development would result in a perceptible change in the view that would be evident to an observer but would not affect the current character or quality of the view. Further details are included at Section 12 of the DAS and full details are in the submitted LVA.
- 5.17 Overall, the design of the replacement dwelling is of very high architectural quality taking inspiration from its coastal position and material tones and colours from the local area. The scale, height and massing, which have been reduced since the pre-app submission, is suitable when compared to other adjoining properties and the new build will be vastly more sustainable than the existing sprawling dwelling.

RESIDENTIAL AMENITY

- 5.18 Paragraph 130 (f) of the NPPF requires a high standard of amenity for existing and future users. Additionally, Policy L3 of the Neighbourhood Plan 'Independent Living' sets out at criterion B, *"proposals for the redevelopment of existing residential properties which include design measures to support independent living will be supported"*.
- 5.19 The proposed development will offer exceptional living accommodation for the applicant and his family, whilst the development has also been conscious to ensure the amenity of the nearest neighbours is maintained.
- 5.20 The nearest existing residential neighbours are 72 Beach Road to the north and 74 Saltings (Warblington Road) to the west. To the north, the proposed built form is kept away from the rear boundary (apart from the single storey garage). Similarly, any windows to the first-floor rear (facing north) are 22.5m from the neighbouring property. This ensures compliance with the Borough's Design Guide SPD.

5.21 A Daylight Sunlight Assessment has been prepared by Right of Light Consulting which shows that all neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test. In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5.22 To the west, the siting and orientation of the dwelling is similar to the existing house and thereby there will be no adverse impacts in terms of overlooking potential or loss of privacy to Saltings.

HIGHWAYS

5.23 Paragraph 111 of the NPPF sets out how development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.24 Policy DM13 – *‘Car and Cycle Parking on Residential Development’* sets out how residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Car Parking SPD. Havant’s Car Parking SPD (2016) necessitates a minimum of 3 car parking spaces for 4+ bed units.

5.25 Additionally, Policy M1 of the Neighbourhood Plan requires 2 bicycle parking spaces for 3 or more bedroom dwellings.

5.26 As mentioned, the garage offers 2 parking spaces which will be used by the applicant and there is further driveway space for parking, such as the two spaces shown on the proposed site plan. Bicycle storage will also be accommodated for within the garage.

ECOLOGY

5.27 Policy CS11 seeks to protect and enhance the Special Environment and Heritage of Havant Borough, including protecting and where possible enhancing the borough’s statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest.

5.28 Policy DM8 '*Conservation, protection and enhancement of existing natural features*' sets out that development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria summarised briefly below:

- Protects natural features of nature conservation and/or amenity importance;
- Sympathetically incorporates existing features into the design;
- Provide new landscaping that integrates into the local environment;
- Maintain sequences of greenspaces (not relevant for this application).

5.29 ECOSA were instructed to provide an Ecological Impact Assessment of the site. Bat emergence/re-entry surveys recorded no bats emerging from or re-entering the property, therefore roosting bats are considered likely absent from the building.

5.30 The habitats on site are also suitable for supporting foraging and birds, reptiles and European hedgehog. Potential impacts on these ecological features have been identified and initial mitigation and compensation measures proposed include an ecological watching brief, nesting bird check, provision of timber ramps and sensitive timings of works.

5.31 Proposed enhancement measures, such as landscaping and the provision of nesting and roosting boxes after works have been completed will ensure the proposals accord with the Core Strategy and the provisions of the NPPF.

FLOOD RISK & SUDS

5.32 The NPPF's guidance on this matter requires, inter alia, development not increase flood risk elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment.

5.33 Policy CS15 '*Flood and Coastal Erosion Risk*' sets out how all new development will be required to ensure there is no net increase in surface water run-off and priority should be given to incorporating Sustainable Drainage Systems to manage surface water drainage, unless it is proved that SuDS are not appropriate.

5.34 Policy DM25: '*Managing Flood Risk in Emsworth*' states that planning permission will be granted for developments within the Emsworth urban area boundary that can demonstrate how post development run

off has been reduced by the greatest percentage rates and volumes that are possible in the context of cost, technical feasibility and viability.

5.35 Additionally, DM25 also states how new developments that fall within the Emsworth urban area boundary; and/or has an impact on the flood risk of the areas within the Emsworth urban area boundary may be required to make a contribution towards the Emsworth Flood Alleviation Scheme (FAS).

5.36 A Flood Risk Assessment and Surface Water Drainage Strategy has been prepared by Aegaea which sets out how the proposal for the replacement dwelling will include raising the FFLs to provide a betterment compared to the existing situation. Resilience measures will also be implemented to facilitate quick recovery following a flood event. As a further precaution and risk reduction, the residents of the dwelling should sign up to the EA flood warning service.

5.37 The strategy for dealing with surface water will be to discharge to the Southern Water surface water sewer beneath Beach Road to the east of the site, as detailed at paragraph 7.4 of the Report, *“the total peak flow rate leaving the site will be 0.7l/s, as the Q_{BAR} rate for the 0.66ha impermeable area would increase the risk of blockage. Excess flows from the outfalls will back up into the geocellular storage features prior to being gradually released. The full calculation outputs can be found in Appendix E of this report although the 1 in 100 year +45% climate change results have been summarised below:*

- *Flow rates into the public sewer were a maximum of 0.8l/s for the critical storm (1440 mins Summer)*
- *Depths in the 0.5m deep geocellular attenuation would reach 0.486m in the critical storm (480mins Winter)*
- *Depths within the 0.2m porous paving unit would reach 0.173m in the critical storm (240 mins Summer)”.*

5.38 Overall, the FRA and SUDS report has demonstrated the proposal safely satisfies the requirements under the NPPF.

SUSTAINABILITY

5.39 The UN Intergovernmental Panel on Climate change published a report in October 2018 which concluded that we have less than 12 years to act to avoid the worst impacts of climate change. The report highlights several climate impacts that could be avoided by limiting global warming to 1.5°C compared to 2°C, or more.

- 5.40 In June 2019, the UK government amended the Climate Change Act 2008, committing to a net-zero carbon target by or before 2050.
- 5.41 In May 2019, the Council acknowledged that Havant needs to respond swiftly to the nationally recognized need to reduce harmful carbon emissions. The Havant Climate Change and Environment Strategy 2021-2026 describes two high level objectives for the strategy, to reduce carbon emissions to net zero by 2050, and to protect and enhance the local natural environment.
- 5.42 More locally, of the 51,300 households in Havant more than 20% do not have an EPC. The Council know that almost 50% of EPCs are rated D or below. As detailed in their Climate Change and Environment Strategy, *“Since carbon emissions from domestic properties are one of the biggest contributors in Havant, it is likely that over 12,500 homes will need retrofitting over the period of this strategy”*. Indeed, the current EPC rating for the property is a D.
- 5.43 Policy HB2ii of the Strategy mentioned above seeks to, *“adopt approaches for delivery of new homes that meet or exceed energy standards”*.
- 5.44 Policy D6 of the Neighbourhood Plan ‘Resource Efficiency’ requires all developments in Emsworth to minimise the carbon footprint of the neighbourhood area through the promotion of good design, *“this will particularly apply for developments on sites on or adjacent to the Emsworth waterfront and in areas adjacent to the open countryside”*.
- 5.45 Criterion B of D6 states that applicants should give consideration to the following issues during the preparation of development proposals:
- *“High levels of energy conservation in the construction and use of new buildings;*
 - *Integration of rainwater capture and greywater recycling technologies in new buildings;*
 - *The use of local building materials;*
 - *The minimization of the amount of impermeable ground cover to reduce water run-off speeds;*
 - *The use of sustainable on-site energy sources, where applicable, including solar, wind, ground-source heat pumps, biomass;*
 - *The use of local forms of power to minimise power loss through the national grid;*
 - *The promotion of low CO2 transport options through the provision of electric car charging points;*

- *The inclusion of solar panels on roofs that can maximise the capture of solar energy will be supported, subject to the appropriate level of heritage and conservation assessment.”*

5.46 Policy D7 is concerned with mitigating light pollution. Criterion A states, *“in any new development, light pollution shall be minimised by use of the lowest light levels compatible with safety, fittings that emit no upward light, low reflectance ground surfaces and use of spillover lighting where possible. This will particularly apply for developments on sites on or adjacent to the Emsworth waterfront and in areas adjacent to the open countryside”*. Criterion B is not relevant to this proposal but Criterion C goes on to encourage the use of movement responsive lighting as it helps to minimise any unnecessary light pollution.

5.47 Para 134 of the NPPF states that **significant weight** should be given to outstanding or innovative designs which promote high levels of sustainability.

5.48 A Sustainability Statement has been prepared by Eco-Spheric which demonstrates how the proposal meets the requirements for Passivhaus certification, with the potential of achieving the Passivhaus Institute’s highest certifiable standard – **Passivhaus Premium**. In addition to the Sustainability Statement, a Water Neutrality Statement and Dark Night Skies Report have been prepared by SRE to accompany this application.

5.49 Overall, the development will be highly energy efficient, achieving an **85% reduction** in CO2 emissions over a standard Part L 2021 compliant design. The project will deliver a ‘True’ Whole Life Zero Carbon project, **making it one of the most sustainable low carbon buildings in the country.**

5.50 Passive design measures have been enhanced where possible to maximise building efficiency within the confines of the site constraints. The new building has been positioned within the site to maximise the usable space, both for the building and external spaces. Due to the overall configuration of the site, this limits the possibility of openings on the east and west facing elevations. The design will, therefore, maximise natural light and positive solar gains with glazing on the south and north elevations. All glazed areas will have elements of shading provided by the building form or external grilles or overhangs on both the north and south elevation.

5.51 Regarding active design measures, the proposed development will utilise 100% low energy/LED lighting in excess of Building Regulation requirements. For space heating and cooling, an innovative ‘Climalevel’ solution will utilise a combination of a high efficiency heat pump, underfloor heating, thermal mass storage and

tempered air circulation. This temperature management system is leading edge technology and enables exceptional energy efficiency and lower energy costs.

5.52 MVHR is specified within all rooms to minimise heat loss, which, as detailed within the Sustainability Statement, will achieve a 90% total heat recovery efficiency. A heat pump has been proposed instead of gas fired boilers and PV panels are proposed to the main flat roof of the house. There will also be 2800litres of dedicated rainwater harvesting and storage.

5.53 The development will also have a battery energy store linked to the PV panels which will enable the occupants access to this energy at any required time.

5.54 Biodiversity enhancements are proposed with appropriate planting and the inclusion of the green roof above the garage on the flat roof section. Through the selection of sustainable materials and the implementation of best practice construction techniques and management, the impacts from the construction stage will be minimised.

5.55 Water neutrality has the potential to deliver large scale water and carbon saving across the proposed development. In order to reduce and reuse the site's water use across the development, SRE propose the following measures:

- **Reduce water use**
 - Provide water efficient devices
 - Install smart meters, to help the owners monitor ongoing water consumption
 - Provide a water saving information pack to influence owner's behaviour.
- **Reuse water**
 - Inclusion of rainwater harvesting (to be used for irrigation within the landscaping).

5.56 The proposed development will be designed to meet the relevant Natural England's Water Neutrality requirements and therefore will be 'Water Neutral'.

5.57 With regard to nutrient neutrality, section 5 of the Water Neutrality Statement details how eutrophication is now recognised to be one of the important factors contributing to habitat change. As such, nutrient budgets are now necessary, and all developments must be 'nutrient neutral'.

5.58 In this case, the nutrient levels of the proposed dwelling when compared to the existing dwelling will be significantly reduced which is a sustainability benefit of the proposals that should be taken into account.

	I/p/d	Annual wastewater Kg TN/yr	Annual Nitrogen nutrient Existing Kg TN/yr	Annual Nitrogen nutrient New Kg TN/yr	Annual Nutrient budget Kg TN/yr	Difference in Nutrient level TN/yr
Existing Dwelling	125.00	2.37	0.31	0.34	2.88	-0.67
Proposed Dwelling	92.00	1.81	0.31	0.34	2.21	

Table 14: Difference in Nutrient level by Existing and Proposed dwelling

Figure 12: Extract from page 21 of the Water Neutrality and Nitrate Statement prepared by SRE

5.59 Overall, the development has aimed to minimise its impact on the environment at both construction and operational phases and will provide a highly sustainable residential dwelling.

DARK NIGHT SKIES

5.60 Although the site is not within the Chichester Harbour AONB, regard has been given to the policies of the Joint SPD adopted by Chichester and Havant. Section 30 of the SPD encourages applicants to develop lighting proposals that reduce the adverse impact of artificial light in Chichester Harbour.

5.61 A Dark Skies Assessment has been prepared by SRE to accompany this application. In summary the Assessment finds that the development will meet relevant industry performance standards, including guidelines set out by ILE for avoidance of obtrusive light, British Standards for external lighting and local planning policies.

5.62 The proposed lights to be installed are low level with directional LEDs that are downward facing, bollard lights on the driveway/pathway resulting in a minimal upward light spill. The risk of the development resulting in significant exceedances of 1 lux average and 2lux maximum levels along the site boundaries is considered to be low. The level of sky glow from light fittings is predicted as 0% and as such the development will not have an adverse effect on the surrounding dark sky landscape.

5.63 The proposed development will not generate light pollution for the local area and adjacent buildings and is in accordance with the Chichester Harbour Management Plan, the adopted joint Chichester Harbour Area

of Outstanding Natural Beauty SPD, the Dark Night Skies requirements, ILE for avoidance of obtrusive light and British Standard BS5489-1:2013.

ARBORICULTURE

5.64 Policy DM8 '*Conservation, Protection and enhancement of Existing Natural Features*' seeks to ensure that development protects and enhances local habitats and local distinctiveness. New development must take into account the protection of natural features such as trees and hedgerows, Incorporation of existing features into the overall design of the scheme and the provision of new landscaping.

5.65 The application is accompanied by a Tree Protection Plan and an Arboricultural Impact Assessment which have been prepared by David Archer Associates. As detailed on the tree survey schedule, all trees on site are classified as either Category B or C trees. One tree (T3) is to be removed and other shrubs will be cut back as necessary to facilitate the development. Protective fencing will be used to ensure there is no damage to existing trees and shrubs.

5.66 Graduate Landscapes have prepared a landscaping plan which details how a number of new trees and hedges will be proposed (as well as retained) to provide biodiversity and strengthen the existing landscape character of Beach Road and the coastal path.

6 CONCLUSION

6.1 This Statement has been prepared in conjunction with a planning application seeking permission for the replacement of the existing dwelling at 41 Beach Road, Emsworth.

6.2 In addition to this Planning Statement, the application is supported by the following documents and reports:

- Design and Access Statement (OB Architecture)
- Sustainability Statement (Eco-Spheric)
- Water Neutrality and Nitrate Statement (SRE)
- Dark Night Skies and Lighting Assessment (SRE)
- Arboricultural Impact Assessment (David Archer Associates)
- Flood Risk Assessment and SUDS (Aegaea)
- Ecological Impact Assessment (ECOSA)
- Landscaping (Graduate Landscapes)

- Landscape Visual Assessment (LVIA Ltd)
- Daylight and Sunlight Assessment (Rights of Light Consulting)

6.3 Pre-application advice was previously sought and since then, DRP feedback has also been received which has resulted in the overall massing and height of the proposal being reduced. Furthermore, the design has continued to evolve and as detailed in the Eco-Spheric sustainability statement the proposal will be capable of achieving Passivhaus Premium and to ensure it delivers a 'True' Whole Life Zero Carbon project, **making it one of the most sustainable low carbon buildings in the country.**

A

The Design Review Panel

www.designreviewpanel.co.uk



Site	Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR
Proposal	Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating an annex, garaging, landscaping and associated works.
Local Authority	Havant Borough Council
Applicant	Mr Michael Hughes
Agent	Atlas Planning Group
Architects	OB Architecture
Review Date	26 th June 2023

This remote desktop design review was booked by Atlas Planning Group. This is the second time the Panel has reviewed this project; a previous session which incorporated an in-person site visit was carried out on the 18th January 2023.

The information presented for review is considered to have been clear and professional. This is welcomed by the Panel and this presentation material is of benefit to the design review process.

Paragraph 133 of the National Planning Policy Framework (NPPF) states: -

“Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, ... In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.”

Therefore, the Panel provides the following feedback: -

Overall, the Panel is supportive of the building and landscape design proposals, which it is considered are of a high standard and which seek to incorporate high levels of sustainability. The analysis and updated design response are well considered and clearly communicated, which is welcomed by the Panel.

The Design Review Panel

www.designreviewpanel.co.uk



The reduced footprint, since the previous design review panel session, is welcomed and allows the proposed dwelling to sit more comfortably on the site. It is noted the first-floor building line has been brought back in line with the footprint of No.74 which appears more comfortable. The 22.5m separation distance between the first floor and 72 Warblinton Road is felt to be adequate in a semi-urban development setting and the Panel does not have any concerns in this regard. The reduction in the width provides greater separation to the site boundaries and neighbouring properties. The proposed internal layout has been developed successfully to provide a more efficient use of space whilst still being generous. Overall, the reduction in footprint and mass allows the proposal to sit more comfortably alongside the neighbouring properties, and within the site boundary.

Notwithstanding the Panel's support for the proposal, there are certain aspects that could benefit from further refinement, and the below comments and suggestions are made in a spirit of helpfulness in an effort to try and improve the proposal further: -

In terms of landscape design, it is noted that the proposal is for a replacement dwelling on a previously developed residential site and as such is a private garden, and the Panel therefore are supportive of the proposals. Notwithstanding this it is suggested that there is the potential for the landscape design to be more in keeping with the receiving environment; in particular the indicated close boarded fence on the garden side of the existing/ rebuilt boundary wall is felt to be a poor detail, and it may be beneficial for this to be proposed as a brick or brick and flint wall (depending on the precise local vernacular) along this frontage that would give the occupants of the property the privacy they require.

The Panel questions if the proposed planting shown on the masterplan abutting Beech Road will deliver the leafy back drop to the Beech Road frontage that is shown on the Proposed Beech Road Section dwg no 387 OBA 00 ZZ DR A 0450 P02.

In accordance with the previous feedback document the Panel again expresses concern regarding the challenge of establishing and maintaining the balcony edge planting.

In terms of the presentation material, it is suggested it may be beneficial to add titles to the photographs to help better understand their content and context. The inclusion of a project brief is welcomed, however this currently appears quite concise, and expanding it, especially concerning the requirement for a BR-AD M4(2): Category 2: Accessible and adaptable dwelling, could be beneficial. An expansion of the brief to illustrate a typical day in the life of the occupants, both in summer and winter, could be insightful for understanding movement patterns, usage, and relationships.

Planning for space for any future adaptation at this stage might be advantageous. A detailed brief may also lead to a more comprehensive initial analysis of "fit". The design may benefit from an overlay to the plan shown to illustrate compliance with the National Space Standards,

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including furniture layouts, and compliance with the requirements of BR-AD-M4(2). Without this additional information, there might be reason to believe that the dwelling may not comply.

Adding a "height" scale bar to the side of the sections could enhance the understanding of dimensions.

It could be advantageous to display the site on the provided plan. The notes refer to Area Zone 5, where more detail might be required as this is where the site is located. Similar clarity might be helpful where notes reference pre-app advice in relation to the scheme illustrated opposite, as it is unclear which plan is being referred to.

Regarding the SSSI, SPA, and SAC references, it might be helpful to identify these on the plan, as this may help to demonstrate the extent, location, or potential impact this development will have. To avoid assumptions and provide clarity about what is being observed, annotations could be included.

In terms of sustainability, it is noted that there has been a great deal of work undertaken in this regard with the aim of achieving an exceptional sustainability performance for the proposed dwelling. Notwithstanding this it may be beneficial for further justification to be provided regarding how the sustainability strategy is to be achieved with the proposed aesthetic of the building, and more importantly how the thermal bridge requirements for passive house standards are going to be met; to ensure that the stated aspirations can be achieved.

There are several claims, such as the 85% reduction in operation carbon, that may benefit from substantiation. If a PHPP calculation has been undertaken, including the summary page might be beneficial, and the notes relating to insulation etc could be expanded with detailed specifics, including U-Value of walls, and materials and plant specifications. Representing floor, wall, and roof thickness on plans, sections, and elevations might also be considered.

The analysis addresses solar gain in relation to Passivhaus, however, this approach might be considered out of context and could benefit from a more comprehensive discussion. Evidence of design development beyond the single concept design presented may also enhance the understanding of the project's progression.

The sustainability strategy indicates steel frame roof and wall structure. The design consists of large overhanging protrusions that wrap around the building, which appear like 'smooth concrete finish to horizontal planes. It is currently unclear how the continuous junction around the floor and roof slab will achieve the stringent thermal bridge requirements of passive house standards, especially given the proposed steel construction, which is to be clad in concrete on the outside.

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It is suggested that Passive House standards are unlikely to be achieved with a continuous thermal bridge as designed, and the sustainability statement seems to brush over this point rather than address it in any robust manner:

“Thermal bridge reduced design - Defined by the Passivhaus institute as having no installation psi value exceeding 0.01 W/m²K. This is very difficult to achieve in practice, yet our initial THERMmodelling demonstrates that this is possible for all opaque elements of the building.”

This is not to say that the proposal is not highly sustainable, but passive house is likely to be tricky unless a thermal bridge junction can be designed and included within the PHPP.

In conclusion it is considered by the Panel that the principle of the proposals is acceptable, and the proposals are supported as the design is of high quality, contextually appropriate and overall represents good architecture with admirable sustainability aspirations. Setting high sustainability standards is key to good design, but they must be appropriate to the design, form and material selection of the proposals to be achievable; there is a concern that it may not be possible to achieve the aspired to Passive House Premium Certification in the current form, unless further evidence can be provided from the PHPP calculations to demonstrate compliance.

SUMMARY OF RECOMMENDATIONS, (to be read in conjunction with the above)

In summary, the main conclusions of the Panel are: -

- Overall, the building & landscape design proposals are commended for their high standards & sustainability commitment.
- Landscape design could be further harmonized with the surrounding environment.
- Establishing & maintaining the proposed balcony edge planting remains a concern.
- Presentation material could benefit from additional context, including photograph titles & an expanded design brief.
- Additions such as a "height" scale bar & detailed site representation could improve understanding.
- A more detailed depiction of the occupants' daily routines could offer helpful insights.
- Compliance with National Space Standards & BR-AD-M4(2) requirements could be made more explicit.
- Identifying SSSI, SPA, & SAC on the plan could clarify their development impact.
- Sustainability strategy may benefit from further justification, particularly regarding thermal bridge requirements & carbon reduction claims.
- A more comprehensive solar gain analysis & evidence of design development could enhance understanding.

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- It may be beneficial to provide clarity on how thermal bridge requirements will be met with the proposed construction materials.
- The principle of the proposals is acceptable, & the proposals are supported as the design is of high quality, contextually appropriate & overall represents good architecture with admirable sustainability aspirations.

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NOTES:

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