

Separation Distances Comment Made:

“The proposed site layout does not comply with HBC design guides on back-to-back distancing which states; ‘Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation, Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance e.g. a separation distance of 24 metres is required between the new three storey building and existing two storey dwelling’. We have particular concerns with plots 6 – 8 which only have a 11.6m distance from 12 and 10a East Street and given these are 3 storey units a distance of 24m is required.”

Response:

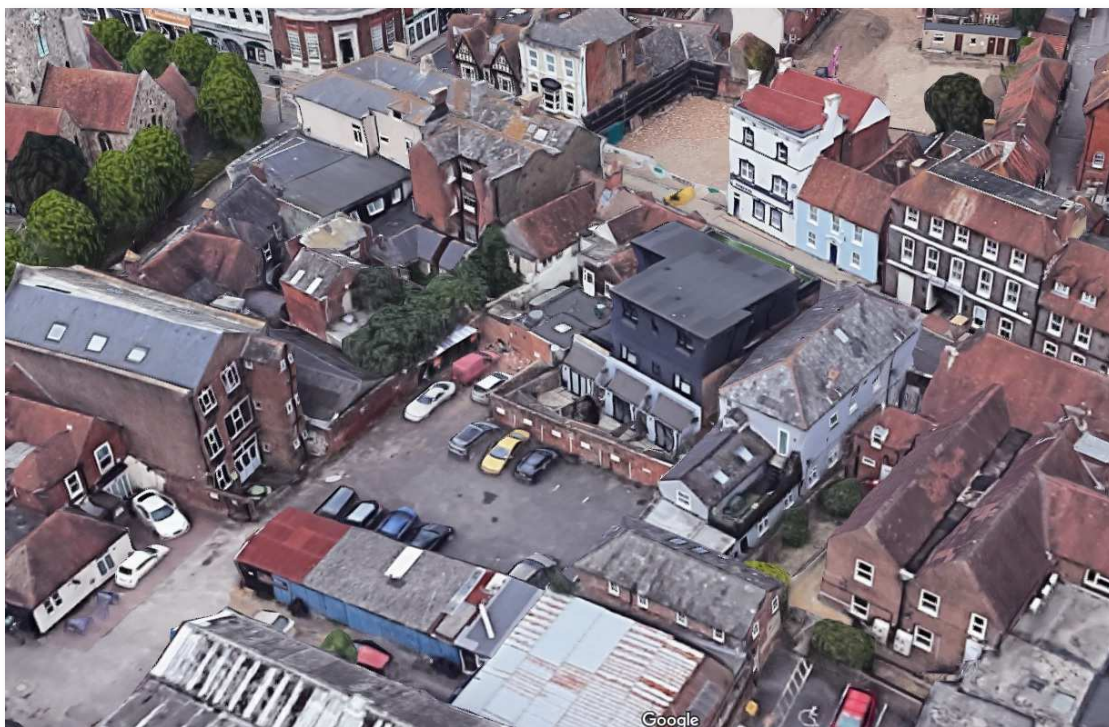
It is acknowledged the usual standard separation distances are not achieved on the proposed development and this is covered in the submitted Design and Access Statement.

The pre-app response also noted:

“The Havant Design Guide sets the expected back-to-back distances for new dwellings although it is accepted that this is a town centre location where densities and separation distances vary. Accurate sections through the site showing the relationships with neighbouring gardens and properties may demonstrate the appropriateness of these relationships.”

Pre-App GEN/22/00416 Planning Officer G Christie 17th June 2022

The urban grain of this central Havant site is one that demonstrates a cluster of buildings which have evolved through time and don't always sit cohesively as one would expect from a modern layout of buildings. As acknowledged in the pre-app, this distorts the concept of the standards as set out in the Havant Design Guide. To counter the reduced separation distances to the northern boundary of the site the rear (north elevation of the dwellings (plots 6-8) have angled rear elevations so that they face away from the buildings directly to the north (10a and 12 East Street) and instead face towards the rear of 6-10 East Street which are set further away from the application site and have two storey rear elevations with minimal fenestration (see aerial view below).



Aerial photo of existing layout showing the rear of 6-10 East Street which have minimal fenestration.



The above plan shows the angled rear elevations of Plots 6-8 which look towards 6-10 East Street. The separation distance created at 1st floor level is over 22m.



The CGI massing model of the proposed site shows the angled rear elevation of Plots 6-8 and how the rear massing of 6-10 East Street is articulated further way creating much bigger separation distances at 1st floor level when viewed at 90 degrees from the first-floor windows of the proposed dwellings. These images also show the relationship to the rear of 11 South Street which has large industrial scale windows, however it contains office and storage facilities to serve the shop/ studio facing South Street.

Private Amenity Comment Made:

"There is a poor provision of private amenity space for the majority of the site except for plat 8 and 6. HBC design guid states; 'All residents should have access to private amenity space whether that is the back garden of a house, a private shared space, or balcony of an apartment. As stated, the garden of a two storey home should be a minimum of 10 metres in length to provide appropriate daylight and to minimise overlooking, with an additional 4 metres for every storey added. Where ground floor apartments are being proposed the applicant should endeavour to provide private gardens for individuals where possible. When not possible communal gardens should be provided, with safe and convenient access for residents.'"



The above plan shows the dimensions and areas of the rear private amenity spaces of the dwelling houses.

- Plots 2 & 3 (2-bed 4 person) have rear gardens of 23-25sqm
- Plot 4 (3-bed 5 person) has a rear garden of 33sqm
- Plot 5 (1-bed 2 person) has a rear garden of 32sqm
- Plot 6 (3-bed 5 person) has a rear garden of 66sqm
- Plot 7 (3-bed 5 person) has a rear garden of 35sqm

- Plot 8 (3-bed 5 person) has a rear garden of 103sqm

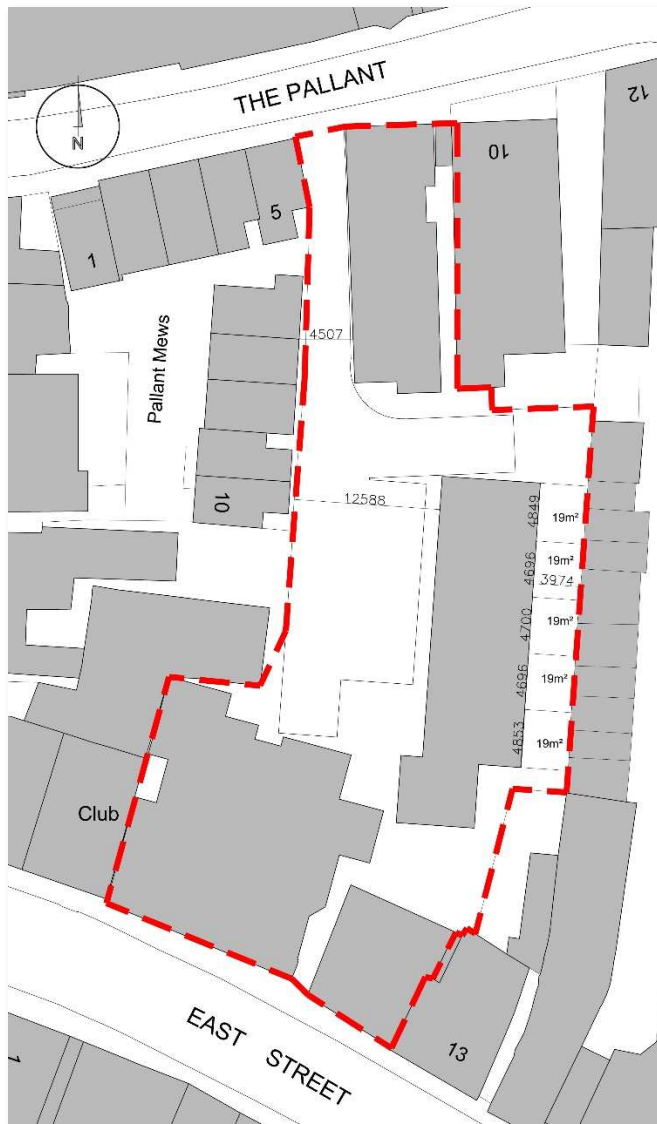
Whilst accepted that Plots 2,3, 4, 5 and 7 are below the Havant Design Guide standards, they still provide usable external amenity space for the dwelling houses and are comparable and in all cases larger than the rear garden spaces afforded to the town centre mews developments located on the southern side of The Pallant.

At pre-app stage the conservation officer stated:

"This is an opportunity to create an exciting mews style development. A good example of a mews style, town centre development is that recently approved to the rear of No. 11 East Street."

Conservation Officer R McMurray Comments at Pre-App 9th June 2022

The rear gardens afforded the dwelling houses on that development which is currently being constructed are no more than 20sqm each. Likewise the courtyard amenity is far smaller and is mostly car parking with some soft landscaping. A similar approach to that being proposed for the South Street application site.



Mews development referred to by Conservation Officer in Pre-App Response.

Summary:

Therefore, whilst compromises have been made in respect of compliance with the Havant Design Guide, in the context of the town centre the separation distances and private amenity being provided is comparable to and often far better than similar mews developments which have been granted approval. The mews space and the private amenity spaces offer scope for inventive landscaping solutions to ensure they are useful and desirable spaces and the detail of such a landscaping proposal could be subject of a landscaping condition.

