

**6 Webb Close
HAYLING ISLAND
PO11 9JG**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**



**28 July 2023
Prepared by:**

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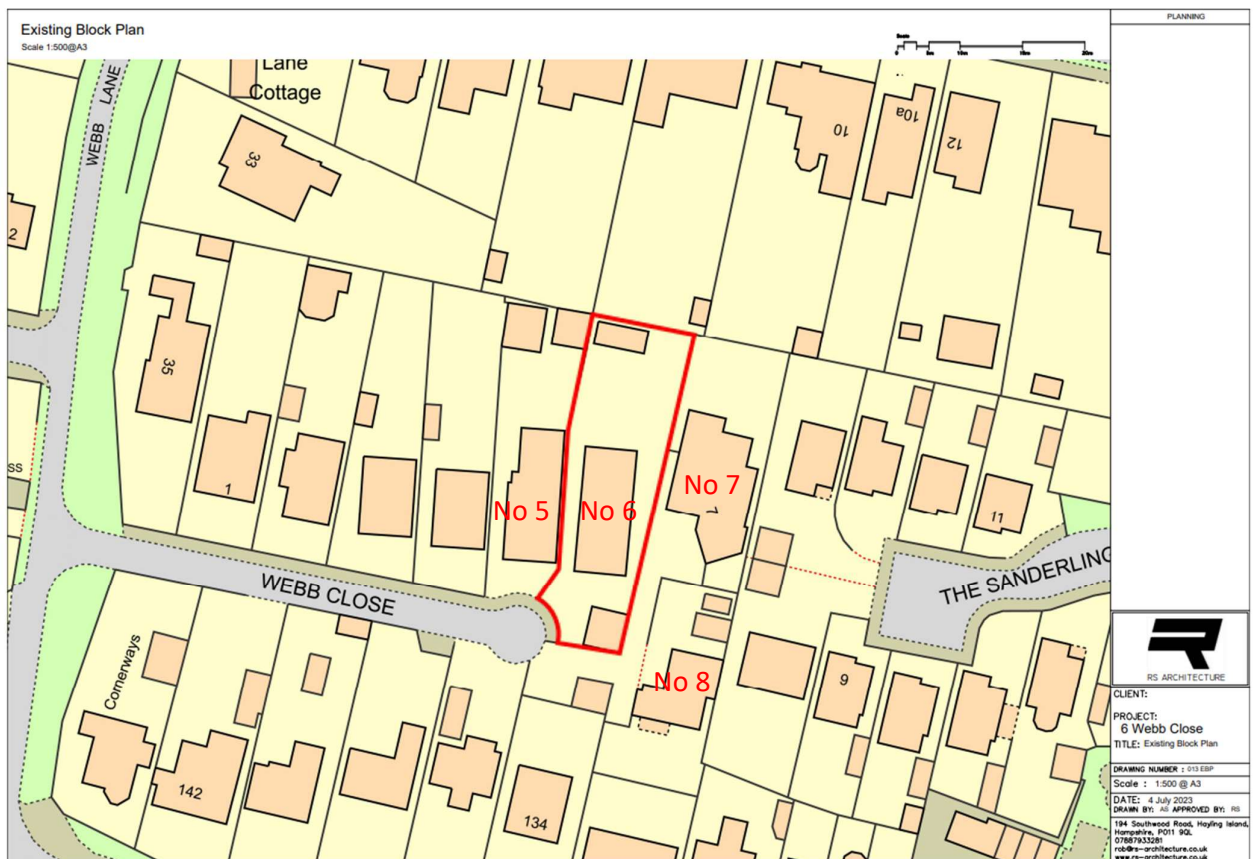
1. The Proposed Development

1.1 This document has been produced to summarise and explain the design development for the proposed residential development on land known as 6 Webb Close, Hayling Island, PO119JG referred to as the application site, and should be read in combination with the planning application forms and drawings listed below.

- Site Location Plan at 1:1250 scale
- Planning Application Drawings

1.2 The application is submitted for the replacement of the existing conservatory with a more permanent and insulated extension(s) and the renovation of the existing detached house. The architectural form and mass of the remodeled house retains the scale of the existing bungalow, respects and responds in a positive manner to the design language in the adjoining area and is an appropriate form and design response for the site while retaining the amenity enjoyed by the adjoining properties.

1.3 Below is a 'not to scale' location plan of the application site (No. 6) with the proposed building footprint and house numbers of adjoining properties. A scaled version of this site plan is included with the applications drawings.



- 1.4 Parking is provided through a double garage and 2 further parking spaces on a paved forecourt accessed off Webb Close. The parking provision remains unchanged in the proposals.
- 1.5 Bicycle storage is provided in the existing garage which is currently used for this purpose.

2. The Site and Context Appraisal

- 2.1 The application site is known as 6 Webb Close; the site is approximately 14 m wide on the street frontage, 16.3m at rear and 52 m deep, the site area is 747 sqm. The existing house is a single-story bungalow with a ground level conservatory extension to the rear, the roof form is hipped. The property is predominantly white rendered with areas of grey cladding to the south (street) elevation and west elevation. The roofing material is concrete roof tiles. The original building is constructed of brick cavity walls with the rear conservatory being an aluminum / UPVC glazed construction. There is little insulation, windows and doors are UPVC.
- 2.2 The property to the east, No.07, is a 1970s style brick detached house with a mix of single pitch and flat roof areas.
- 2.3 The property to the west, No 05, is a similar style bungalow, also with a (larger) conservatory to the rear, a flat roofed rear extension, and a side lean-to reaching the property line/fence. It is predominantly rendered in white.
- 2.4 The property to the south, No.134 Sea Front, has recently been replaced with a modern detached house over 3 floors, exterior rendered in white with a slate style roof (APP/22/00224).
- 2.5 The application site, No. 6 Webb Close, is located along the northern side of the road at the end / cul de sac. It is an oversized plot which is very deep and widens towards the rear (north). A separate garage exists and will not be changed in these proposals.

Webb Close is to the south of Mengham, roughly in the centre of Hayling Island, and runs parallel to the Sea Front road. The north side of the road is predominantly bungalow houses in a mix of styles from the mid to late 20th century. The south side of the road (facing the Sea Front) are predominantly larger two story houses, many of which have occupied / dormered roofs. These houses are accessed through Webb Close and therefore these properties have driveways, parking areas, sheds and garages facing Webb Close.



No. 6 Webb Close - Street View



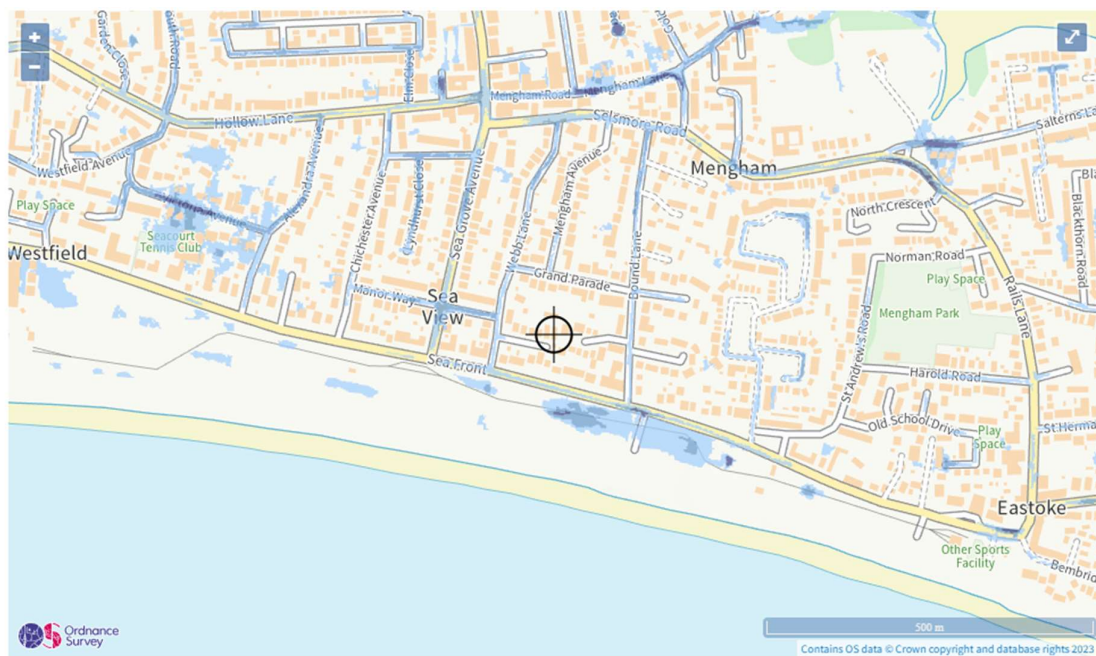
Aerial View with east (No. 7) and west (No. 05) neighbours shown

- 2.6 Existing housing is generally traditional forms and a mix of commonly seen residential materials such as brick, render, mock Tudor etc. There is a range of

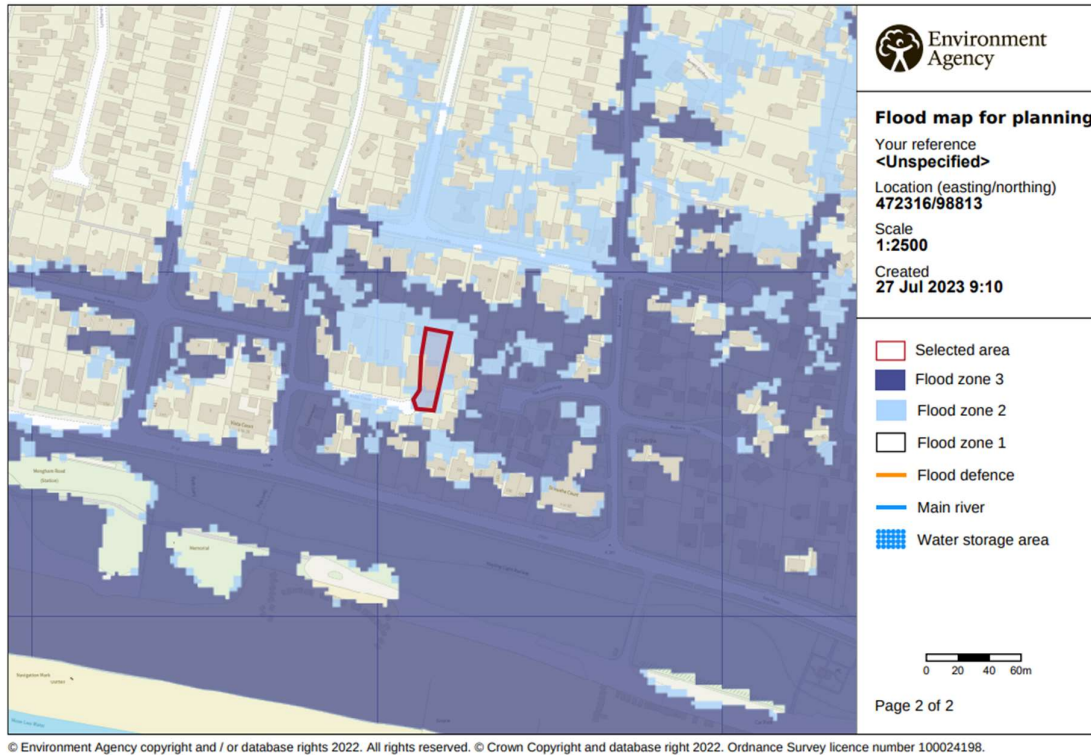
window types which have replaced the traditional timber windows. Many of the roofs are concrete or composite slate tiles. Landscape is mature and there is a residential feel to the area with low traffic.

- 2.7 The roof scape in the area is varied: mainly pitched and gabled to the south side of the street and hipped to the north. There are various flat and single pitched roof forms in the area.
- 2.8 Properties are set back from the pavement edge by 5-10 meters, with many having paved or shingle forecourts for off street parking. They either have boundary walls and/or strong boundary planting, comprising both trees and hedging. Parking forecourts are evident on most properties. The properties to the south side of the road are generally “back gardens” as those houses face Sea Front Road – therefore there are garages, sheds, parking areas, etc. to this side of the street.
- 2.9 The EA flood risk map indicates the site is in an area of ‘FZ2’ risk of flooding from rivers and sea, and ‘no / very low’ risk from surface flooding. (Please see diagram maps included). There is no change to the number of habitable rooms or change in the number of bedrooms.

Therefore, an FRA has been prepared and submitted as part of this application.



EA Flood Risk Map: No / Very Low risk of surface flooding



EA Flood Risk Map: Flood Zone 2 (site indicated in red outline)



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
472316/98813

Created
27 Jul 2023 9:10

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

EA Flood Risk Extract for 6 Webb Close



Aerial View of Webb Close with subject site at No. 6



Elevated View of Webb Close with subject site at No. 6



Elevated View of Webb Close with subject site at No. 6



Elevated View of Webb Close with subject site at No. 6



Street View looking East to cul de sac showing Garage at subject site No. 6



Street View looking South to properties facing Sea Front Road



New Build House at No. 134 Sea Front / Webb Close entry side shown, REF: (APP/22/00224)



View of Webb Close looking west with variations in roof forms / sizes and building shapes

3. Planning Policy Context

National Planning Policy - National Planning Policy Framework (NPPF) 2021

- 3.1 The NPPF lays down a presumption in favour of sustainable development. There are three dimensions to sustainable development in Para 8: economic, social and environmental. These dimensions give rise to the need for the planning system to perform several roles:
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.2 At the heart of the NPPF is a presumption in favour of sustainable development. Thus, the decision-making process is required to approve development proposals that accord with the Development Plan or, where the Development Plan is absent or otherwise out of date, planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies contained within the Framework as a whole.
- 3.3 Section 12 of the NPPF requires the 'creation of high quality, beautiful and sustainable buildings (Para 126). Para 130. States: "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;"
- 3.4 Section 14 of the NPPF sets out guidance on development that may be subject to flood related consideration, the accompanying online Planning Practice Guidance (PPG) on Flood Risk and Coastal Change provide tests and thresholds to protect property from flooding which all local planning authorities (LPAs) are expected to follow.

Relevant Policies from The Havant Borough Local Plan (Core Strategy) 2011

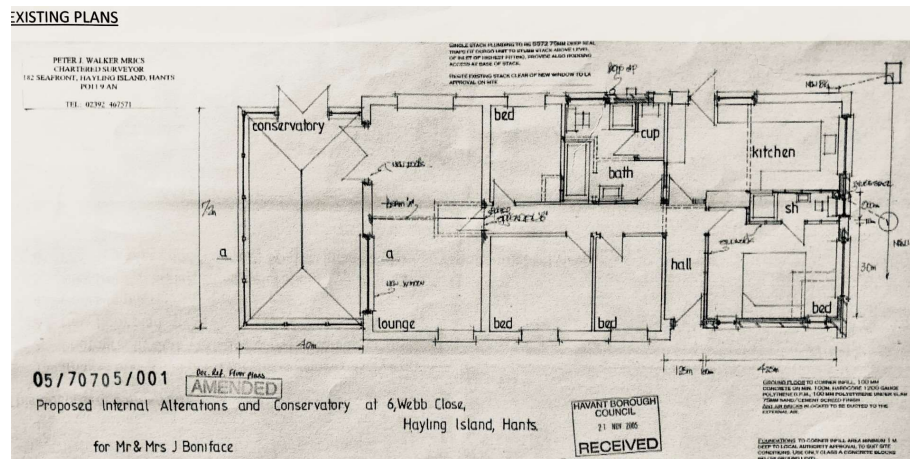
- 3.5 Policy CS15 Flood and Coastal Erosion Risk. Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:
1. It meets the sequential and exception test (where required) in relation to PPS25.
 2. The site is in a low hazard area as defined in the Strategic Flood Risk Assessment.
 3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
 4. The scheme incorporates flood protection; flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
 5. Appropriate flood warning and evacuation plans are in place.
 6. New site drainage systems are designed taking account of events which exceed the normal design standard.
 7. It meets the sequential and exception test (where required) in relation to PPS25.

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.

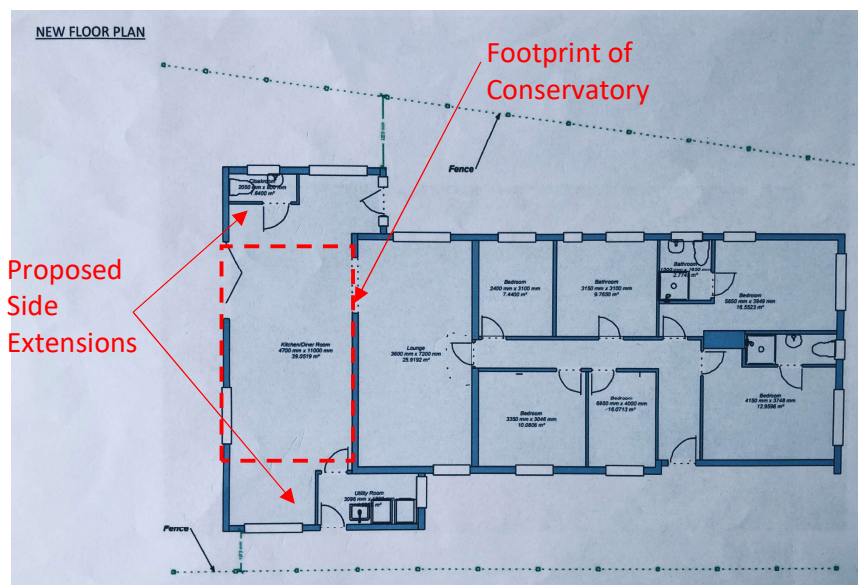
The council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan to ensure that development avoids areas at risk from coastal erosion and coastal flooding and that areas required to offset coastal squeeze and prevent habitat fragmentation, to allow species to adapt to climate change, are identified and protected from development.

- 3.6 Policy CS16 High Quality Design. All new development should demonstrate that its design:
- responds to local context, including integrating with existing landscape features, promotes bio-diversity, exhibits an appropriate design, integrates with transport links in the local area and respects the amenities of neighbouring properties;
 - produces a positive relationship between buildings, street and spaces, both existing and proposed;
 - contributes to the public realm close to the development;
 - is inclusive in considering the needs of people with disabilities;
 - mitigates negative environmental impacts through sustainable design and construction methods;
 - adapts to the changing needs of the users and the change in climate over the lifespan of the building.

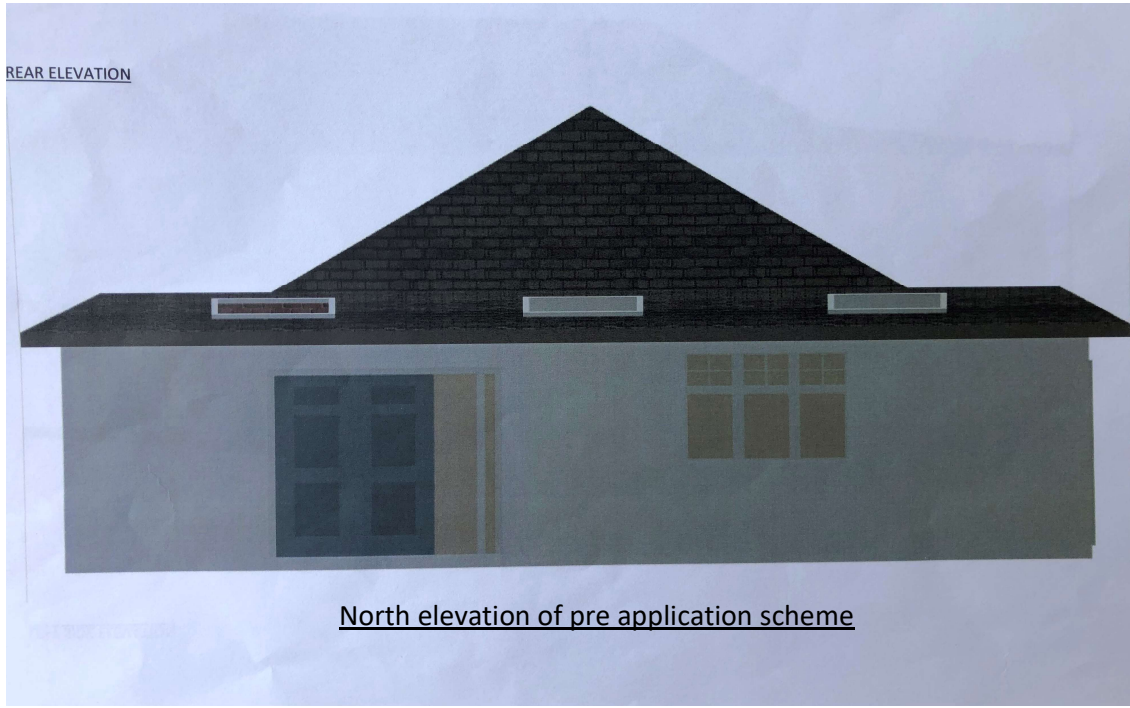
- 3.7 The **Borough Design Guide SPD (2011)** supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the borough. It sets out the council's design expectations with regard to new development and defines the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development. Section 5 sets out general guidance on extensions and modifications to residential properties that the proposed development will seek to comply with.
- 3.8 **Pre-Application Advice:** The owners have undertaken advice from HBC planning department in November 2022 (Reference GEN/22/00956) on an outline proposal as shown below. The scope of this was to replace the existing conservatory with a new extension and extend the side elevations to create increased open plan living space.



Existing Plan



Revised Plan for Pre-Planning Advice: GEN/22/00956



East Boundary view



West Boundary view

Mr. J Boniface

Our Ref: GEN/22/00956
Direct Line: (023) 023 9244 6528
Ask For: Ms D Sheath
Email: planning.development@havant.gov.uk

14 November 2022

Site Location: 6 Webb Close, Hayling Island, PO11 9JG

Re: Propose to replace existing conservatory with a brick wrap around extension.

Dear Mr Boniface

I am writing to you further to your enquiry received on the 15 October 2022 regarding the above address.

I have now had the opportunity to assess the information submitted with your enquiry and discuss the proposal with my line manager.

I am of the opinion that the proposed single storey wrap around extension following the demolition of the existing conservatory would be worthy of a planning application and would be likely to gain officer support at application stage. This would be subject to a full consultation period and should any concerns arise these would be dealt with through the life of the application.

I have attached a blank householder application form to this email and the following information would be required to be submitted with the application:

Fee

£206

Red line plan

At scale 1:1250, must include OS licence number or download details (not Land Registry or Google), a North point and road names (1 or 2)

Block plan

At scale 1:500, must include a footprint of the proposed development

Existing and proposed floor plans to scale

Existing and proposed elevations to scale

Roof plan

Can be shown on block plan

Site sections or level site confirmation

If plans appear to show a change in floor levels then sections are required

Flood Risk Assessment - The proposal would fall within Flood Zone 2

I hope this information is helpful.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

Ms D Sheath
Planning Officer (Enquiries)
Our Ref: GEN/22/00956

Pre Application Response from HBC, 14 November 2022, Ref: GEN/22/00956

Second Pre Application Advice:

There has been a second Pre-Application process in July 2023 to advise the HBC Planning Department of further revisions and development of the design, mainly to do with the roof form and some plan adjustments including the addition of side porches for weather protection of the entries. Pre-Application advice was received and incorporated into the current design proposals.



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Mr R Steul
R S Architecture Ltd

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Direct Line: (023) 023 9244 6528
Ask For: Ms D Sheath
Email: planning.development@havant.gov.uk

18 July 2023

Site Location: 6 Webb Close, Hayling Island, PO11 9JG
Re: Proposed extension.

Dear Mr Steul

I am writing to you further to your enquiry received on the 11 July 2023 regarding the above address.

I am of the opinion that the proposed alterations to the property which include the erection of a rear wrap around extension, and canopy over the side porch would be worthy of a planning application and would be likely to gain officer support at application stage. This would be subject to a full consultation period, and should any concerns arise, these would be dealt with through the life of the application.

Part of the consultation process will be to assess the impact upon the adjacent neighbouring properties this would be carried out during a site visit. If a 45-degree plan could be submitted with the planning application showing the proposed impact upon any side windows/doors of the adjacent neighbouring properties this would be helpful.

I have attached a blank householder application form to this email and the following information would be required to be submitted with the application:

Fee
£206

Red line plan

At scale 1:1250, must include OS licence number or download details (not Land Registry or Google), a North point and road names (1 or 2)

Block plan

At scale 1:500, must include a footprint of the proposed development

Existing and proposed floor plans to scale – Please can the proposed plan not show a footprint of the existing outline of the property.

Existing and proposed elevations to scale

Roof plan

Can be shown on block plan

Site sections or level site confirmation

If plans appear to show a change in floor levels then sections are required

Flood Risk Assessment - The proposal would fall within Flood Zone 2

Existing and Proposed 3D model plan as shown in the Design and access Statement
would be very helpful but is not a requirement.

I hope this information is helpful.

Please note that the above comments are the opinion of individual Planning Officers and are in no way binding upon the Council when determining any future applications for planning permission and nor will they prejudice the outcome of any applications submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 02392 446571

Yours sincerely

Ms D Sheath
Planning Officer (Enquiries)
Our Ref: GEN/23/00627

4. The Design Proposal

- 4.1 The owners are long term Hayling Island residents and currently reside in the house as their primary residence. They wish to increase living area by replacing the existing conservatory with a more solid and insulated structure and generally improve the residence adding insulation and quality materials to enhance the comfort and livability of the house. The Architect with some 30 years' experience has recently designed several new and remodeled houses on Hayling Island. He has approached the design in a holistic way to make the property adapt and respond to the site and surroundings yet be a strong and appropriate piece of architecture.

Site Layout

- 4.2 The application site is known as No. 6 Webb Close; the site is 14 m wide on the street frontage, 16.3m at rear and 52 m deep, the site area is 747 sqm. This plot size is a different shape and larger than the neighbouring plots, is very deep and widens as it goes back towards the north. The orientation of the garden runs north-south on the long axis, the proposals are orientated to take advantage of natural light and to minimise impacts on the adjoining properties. The houses to the rear of the site (on the south side of Grand Parade) have very large gardens so there is a substantial distance between the subject house and its northerly neighbour. Additionally, large, mature evergreen trees and an existing outbuilding screen the plot from the north.
- 4.3 The existing house is white rendered with some grey cladding on ground. The roof is made of concrete roof tiles. The original building is constructed of brick cavity walls with the conservatory (to be replaced) added to the rear of the property.

Access Site/Parking

- 4.3 Access to the site is via Webb Close, which is a cul de sac. Car parking is currently provided on site in the form of forecourt parking and a double garage which is proposed to remain. On-street parking is allowed, however adequate parking on site for up to three car parking spaces will remain.

Levels & Scale and Appearance

- 4.4 The site is relatively level on Webb Close, this will not be impacted by the proposed scheme. The ground floor level will remain at its current elevation of 5.029m AOD.

The existing original house will be renovated, insulated, and generally improved.

The existing rear extension / conservatory will be rebuilt to current building regulations with the rear footprint proposed to increase in width by 1.900 meters on either side and .05m towards the north. Setbacks from the property boundary lines are indicated on the plans for both the subject house and neighbours. Floor levels in the extensions will be made to match the original house level.

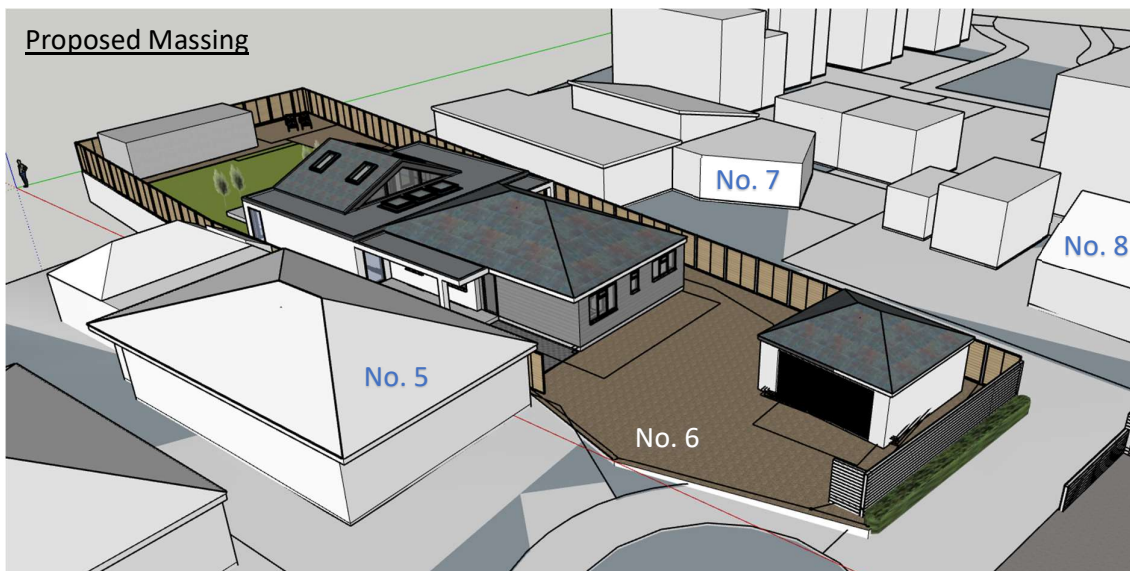
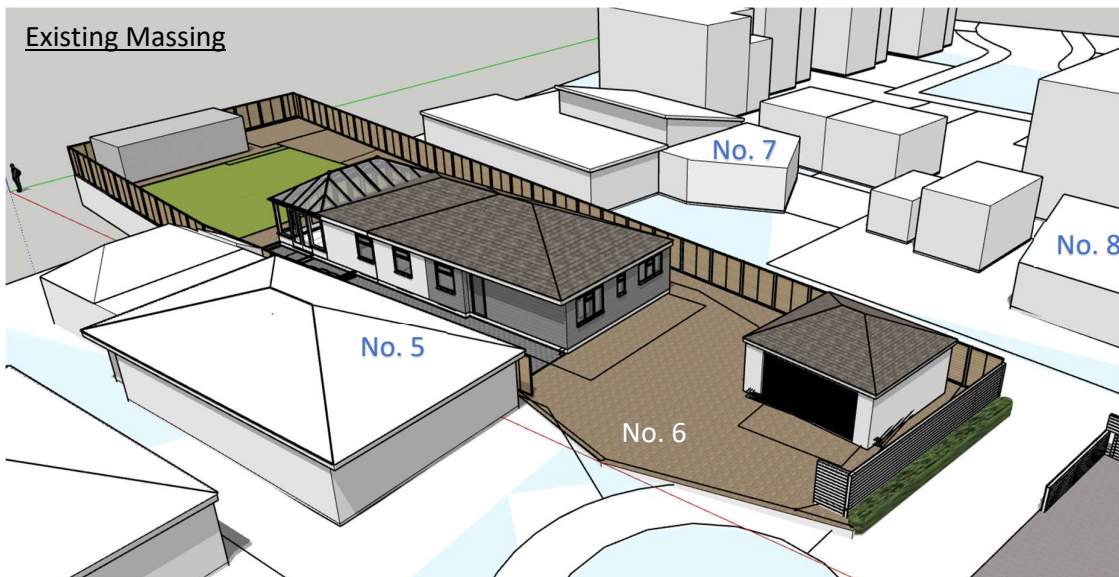
The proposed ridge will match that of the existing house (9.896 AOD)

The new roofline is flat along both the east and west sides so as not to impact the neighbouring properties.

The centre section of roof is pitched and in alignment with the inclined planes of the existing roof. A flat roofed porch is proposed to create a covered entry by the doors.

There is a flat section of roof between the existing and proposed roof lines to allow southern sun to enter the north facing living spaces to increase natural light and allow passive heat in the winter. Sun control blinds will be installed to reduce southern sun in summertime. Roof lights create further natural light and ventilation.

The materials of the extension would match the existing house – ie: White render and concrete roof tiles.



The proposed plan broadly follows the principles established in the pre application advice:

- The footprint of the conservatory is made internal space (outlined in purple)
- Side extensions to the east and west (area of blue is that which was consulted with HBC)
- Additional area is proposed (in yellow) to create a uniform open plan space
- Entry porches are proposed for both the east and west entry doors (noted “8”)
- Side extensions and porches are flat roofed
- Area replacing the conservatory is pitched roof to align with existing
- Exterior decking shown in grey and noted “9”

Existing Floor Plan with Pre-Application Reference Plan overlaid



Plan Diagram showing pre application advice and additional areas.

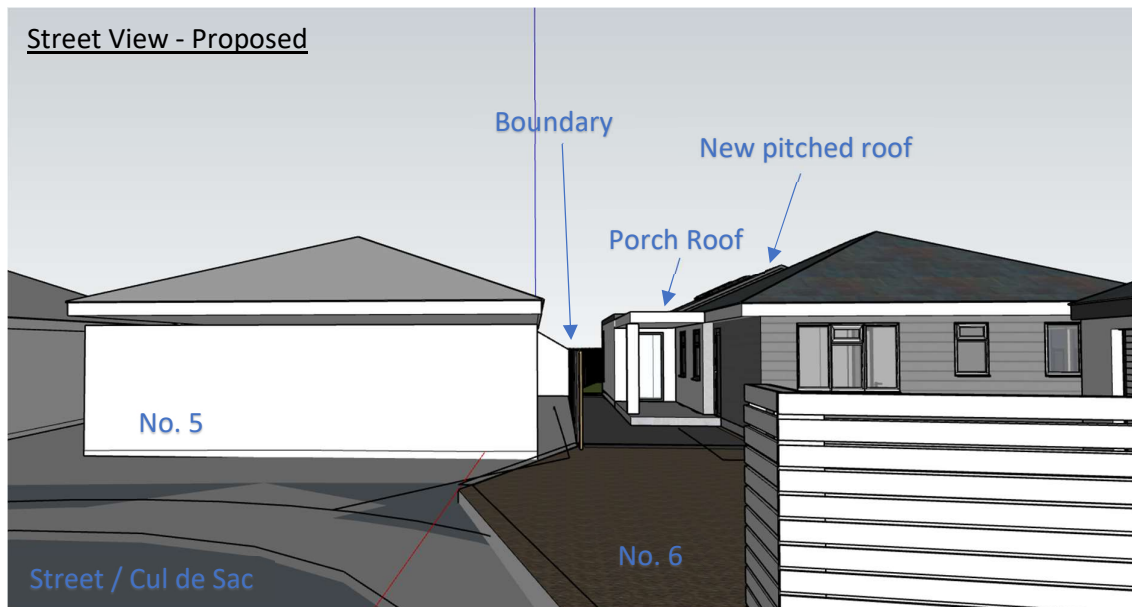
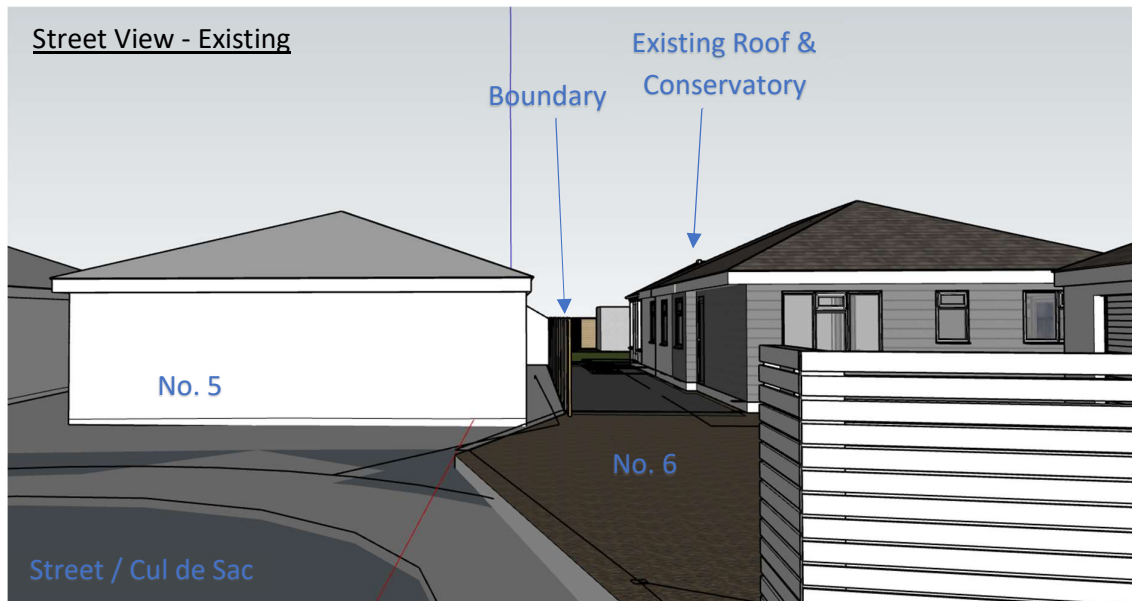
4.5 Areas: The footprint of the dwelling is proposed to be increased by 35.4 square meters on the ground floor only.

4.6 Areas: Site Area and Existing / Proposed Floor Areas Table:

m2	Existing	Proposed	Change/Increase
Site	747.0	747.0	0
Ground Floor	136.7	172.1	35.4
Total GIA	136.7	172.1	35.4

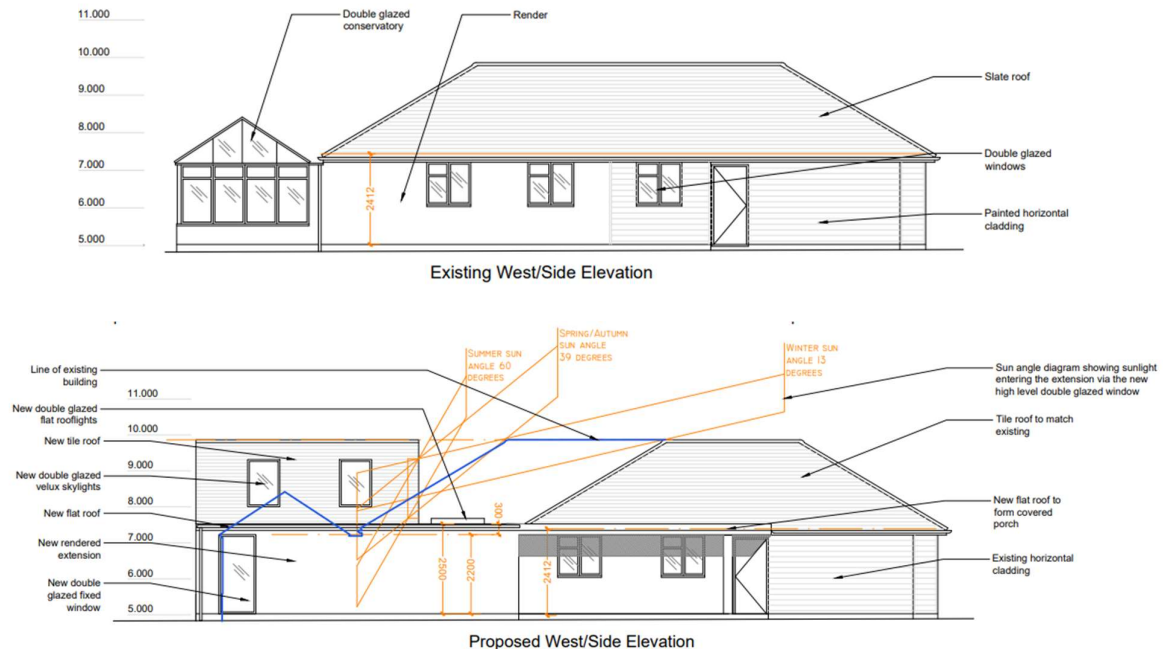
Sustainability, Massing and Streetscape

- 4.7 A fabric first approach has been adopted to ensure the building meets current Building Regulation standards. The north facing living spaces (kitchen/dining/living) will have roof lights and clerestory windows to let in north and south sun with sun control window treatments. The property will be naturally ventilated and cooled, the orientation of the main windows and doors will assist with heating and cooling the building. Local trades people and, where possible, locally sourced materials will be used in the construction of the building.
- 4.8 The streetscape impact is minimal by utilizing flat roofs on the side extensions and porches with a central pitched roof aligning with the existing roof planes:



4.9 The existing driveway on the west side of the plot will be removed and landscaped to create permeable surface for soak-away drainage. The rear paved walkways and terrace will be removed, and a timber deck installed in their place – further increasing area for natural soak-away drainage.

4.10 Daylight / Sunlight for improved efficiency and comfort:



It is proposed to create a roofline which allows sunlight / southern exposure into the main living spaces which are located to the north end of the house, and which do not receive any southern sunlight. The diagrams above exhibit how the remodeled roof-scape will capture the southern light through clerestory windows – see sunlight angles for winter and summer indicated in orange lines. Additionally, roof windows are placed in the flat roof area to light the dining zone within the open plan to bring natural light into the deeper areas of the house. The blue line indicates the current roof elevation on the proposed drawing. Sun control for these windows and roof lights will be provided to increase comfort, and they will be operable to allow natural ventilation.



Proposed internal living space

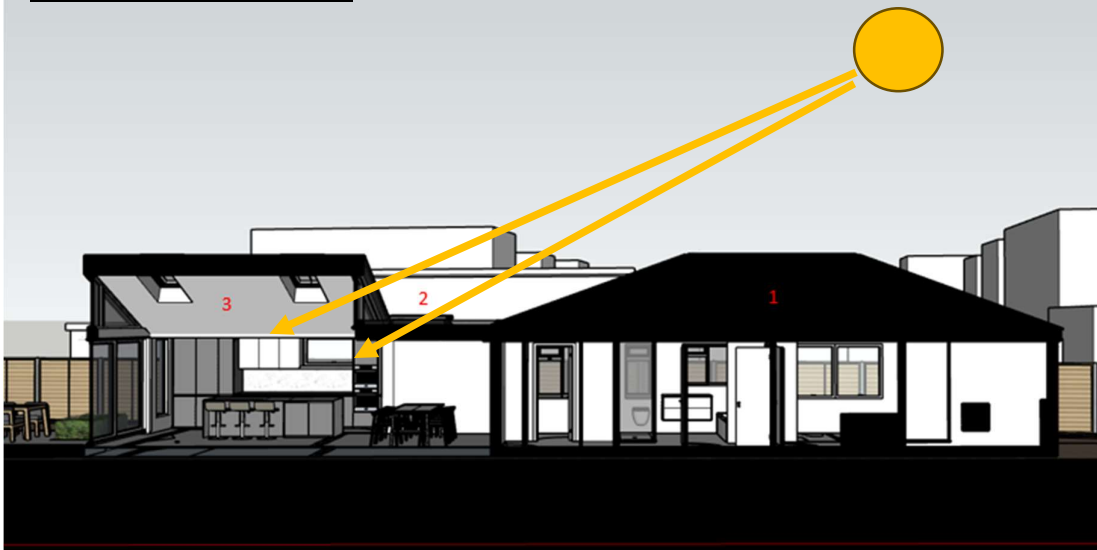
SECTION AND ROOF FORM CONCEPT

Existing Section Diagram



1. Existing Roof
2. Existing living room
3. Existing conservatory

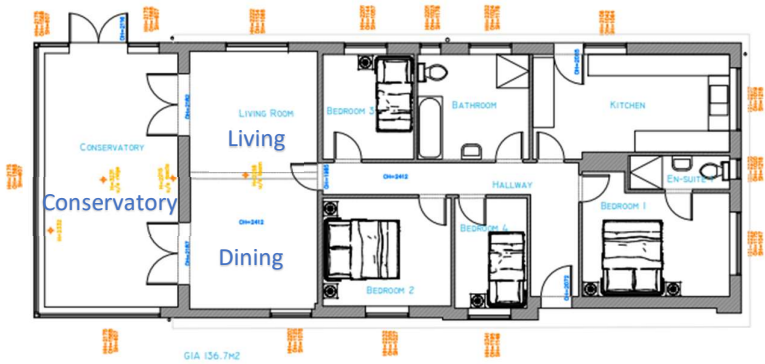
Proposed Section Diagram



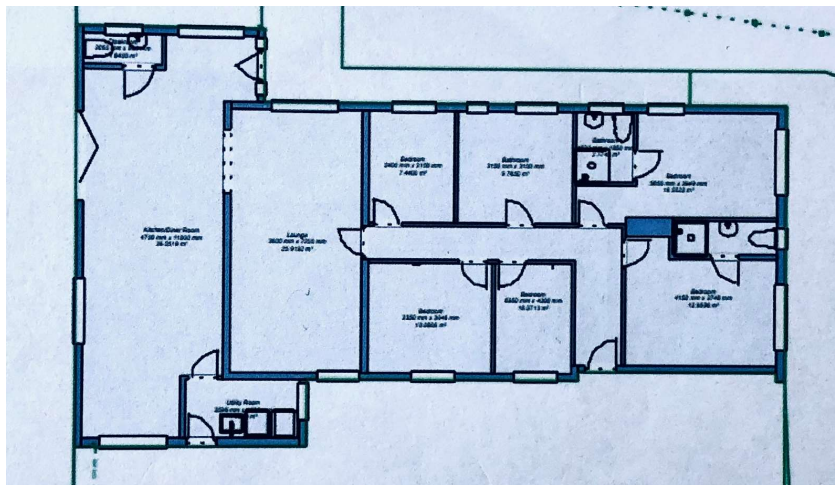
1. Existing Roof retained.
2. Rooflights and Clerestory window
3. Proposed replacement of conservatory

FLOOR PLAN DEVELOPMENT

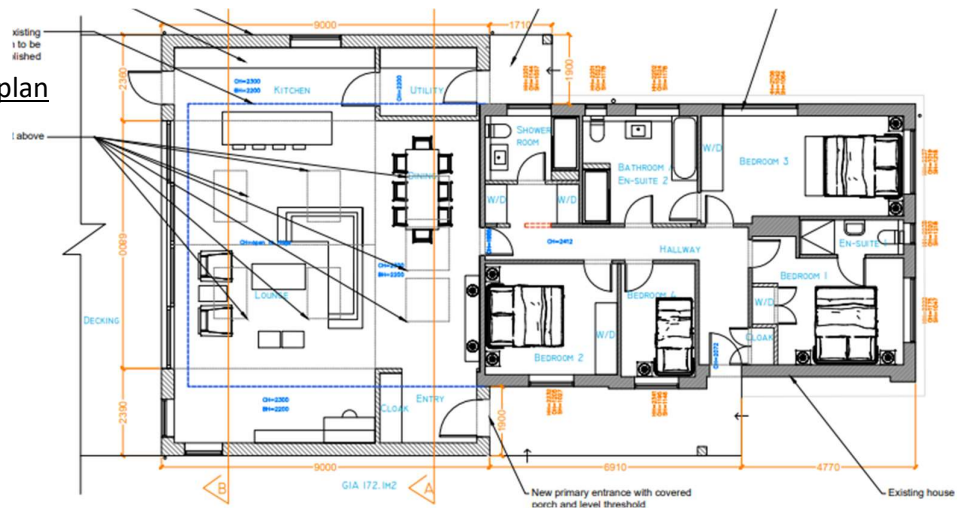
Existing Floorplan



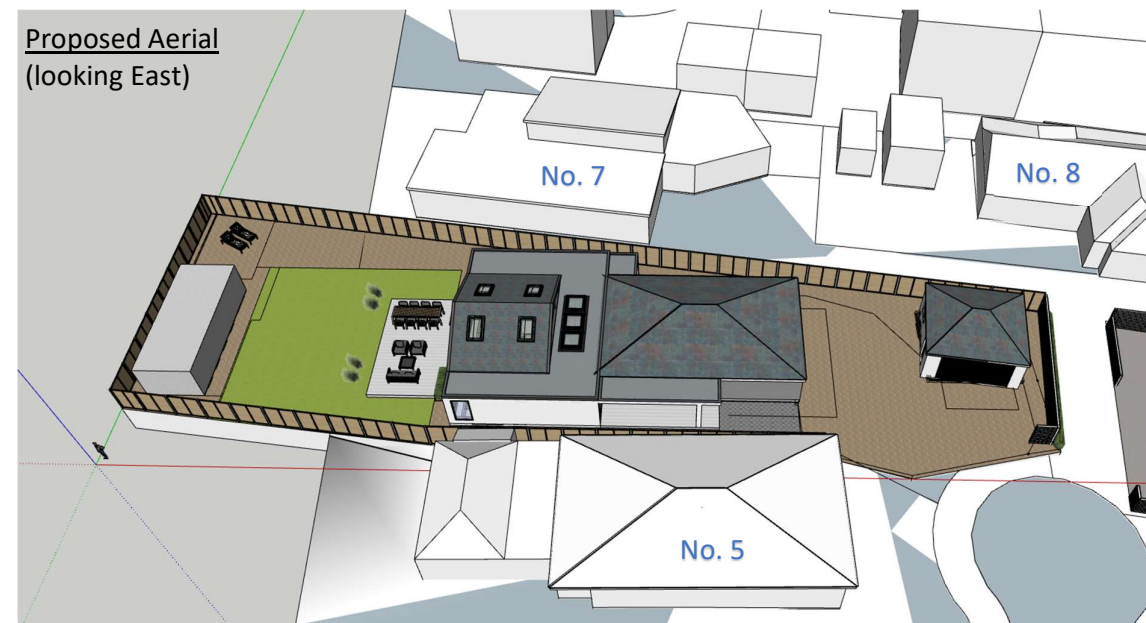
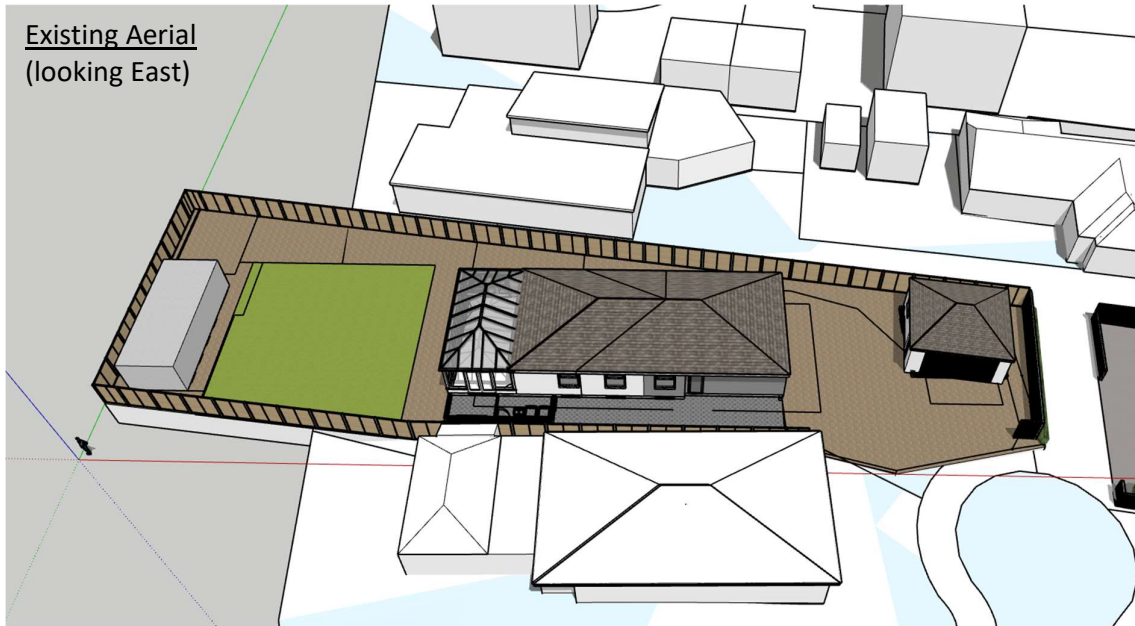
Pre-Application Advice Floorplan



Proposed Floorplan



MASSING COMPARISON



No. 7: Is a late mid-century modern house with single pitch roof and flat roof areas.

No. 5: Is a late 20th century bungalow with a rear flat roof extension and conservatory.

5 Proposed Scheme Evaluation

5.1 Having regard to the relevant policies of the development plan it is considered that the proposed development responds in a positive manner to the main planning policy considerations namely:

- Principle of development
- Appropriateness of design
- Effect on neighbouring properties
- Flood issues

(i) Principle of development

5.2 The application dwelling is located within the defined urban area; therefore, development is considered acceptable in principle in accordance with CS17 of the HBLP (Core Strategy) subject to development control criteria. The scope of the proposals were subject to a pre application advice process with HBC in November of 2022. The current proposals build on the principles established in that pre – application with design development in form and with some additional elements such as covered entry porches. The proposed modifications are appropriate given the site and the adjoining properties which will not be adversely affected by it.

(ii) Appropriateness of design

5.3 The proposal is for the remodeling of a single-floor bungalow dwelling, replacing the existing conservatory and with side extensions to east and west over a disused drive to the west and wide plot area to the east. The property will remain a four-bedroom detached house with off street parking, landscaped garden with decking area but with a more usable, modern and comfortable open plan living space to the north that sits appropriately on the building plot. The setting of the proposed extension is appropriate in terms of the scale of the site and to adjoining properties by the use of sensitive roof forms, does not effect the street set back building line of No.5 and No. 7 and their soffit and ridge heights, and with no changes to the adequate off-street parking in the forecourt area for 3 cars plus the double garage.

5.4 The architecture of the property is a modern interpretation of the traditional bungalows found in the area and reflects the form and building materials used in more recently renovated / constructed properties in the immediate vicinity. The form of the proposed roof will allow natural light / sunlight into the north facing living spaces. It will be no higher than the existing ridge and maintains a low impact elevation to the street. The development meets the requirements of policy CS16 of the HBLP (Core Strategy), there is positive impact on the existing streetscene and the visual amenity of the locality.

5.5 As part of the proposed development the applicant will implement a sensitive landscape scheme to include indigenous plant species and porous gravel surfaces, this will enhance the character of the site and wider area and provide ecological benefit over the existing situation.

(iii) Effect on neighbouring properties

- 5.6 The proposed remodelled and extended dwelling will be visible from the street and neighbouring properties as it is currently. The proposed development will have no material impact on daylight/sunlight and privacy as there are flat side roofs and reduced area of side windows on the western and eastern elevations. The proposals allow gaps between the walls and the boundary fence which are equal to, or in excess of, the neighbouring gaps.

The 45-degree rule from the neighbouring front and rear facing windows has been applied to the drawings and checked – the proposals do not intersect with the projected lines from those windows.

- 5.7 The remodeled roof form (replacing the conservatory) is in keeping with the existing roof and the style, massing, and detail of neighbouring properties with no increase to the current main house ridge height. There are no overlooking or loss of light issues to the east and west neighbours.
- 5.8 Large, mature evergreen trees and an outbuilding stand on the plot's northern boundary which provide substantial screening from neighbours to the north located on the south side of Grand Parade.
- 5.9 It is therefore considered that in the context of the built-up environment the proposal would not lead to any unacceptable loss of light, overlooking, or appear overbearing on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

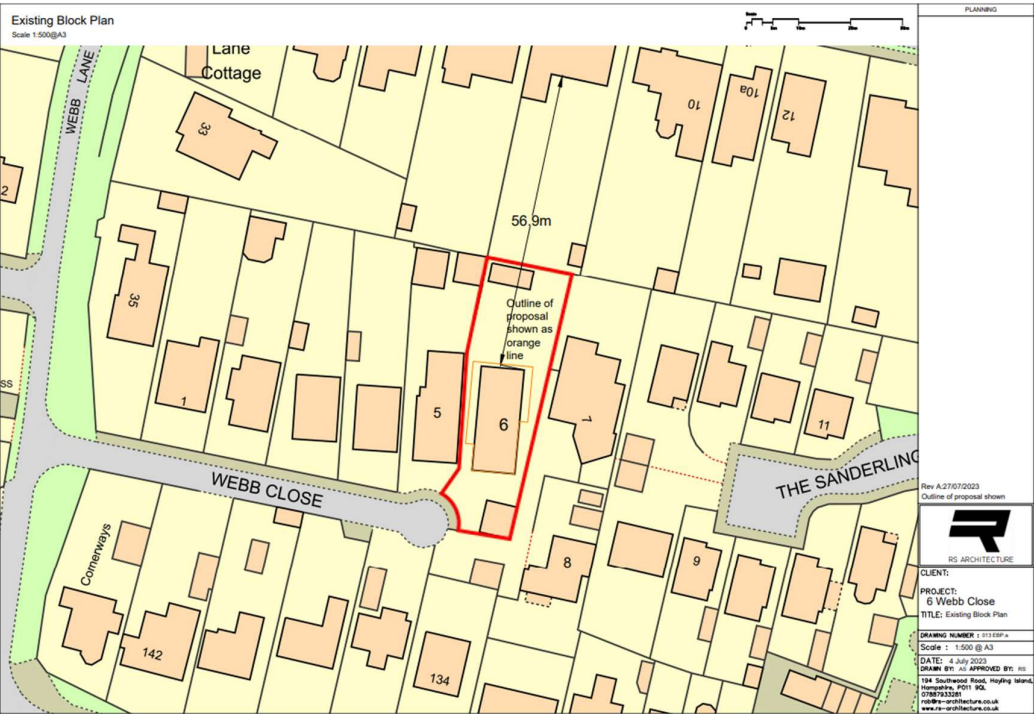
(iv) Flood issues

- 5.10 The proposal site is in FZ2 risk area as per the data provided by the Environment Agency and pre application advice from HBC Planning Department. Therefore, a Flood Risk Assessment has been prepared and submitted as part of this application.
- 5.11 There is no increase/decrease in numbers of bedrooms.

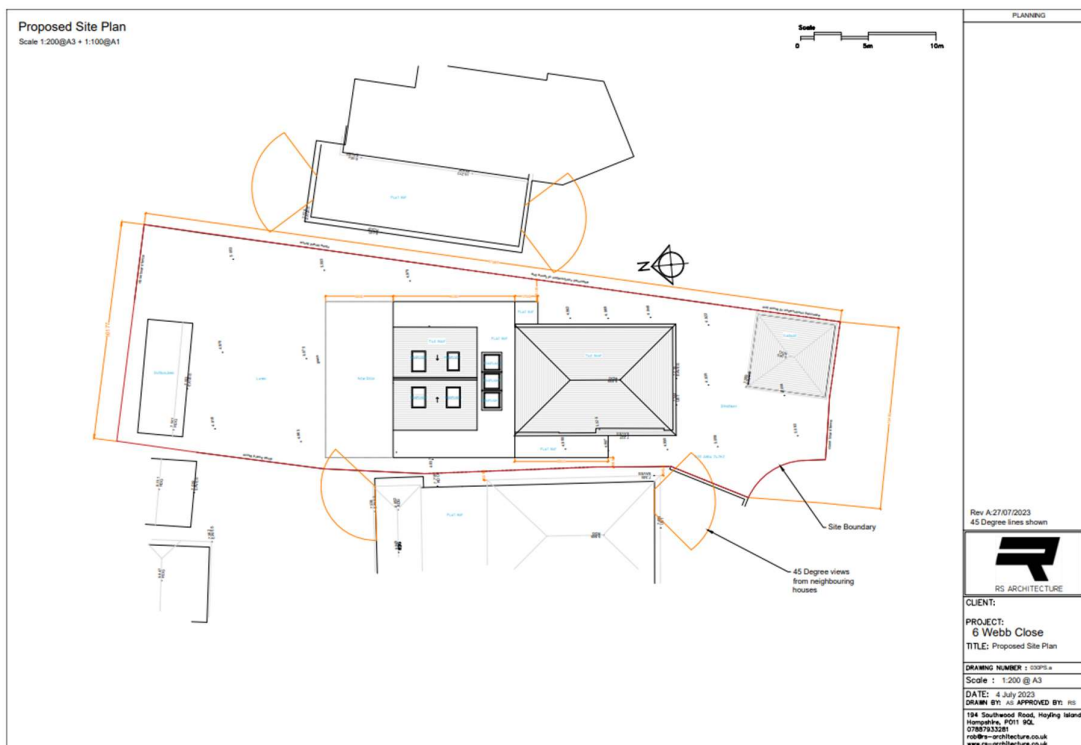
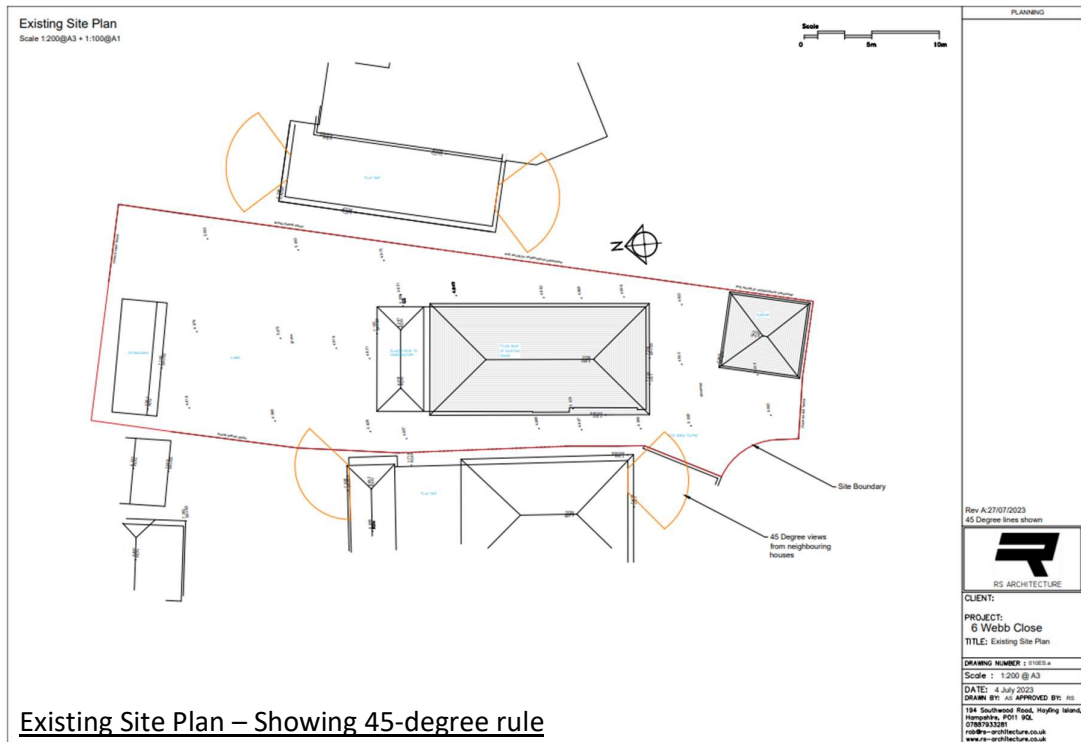
6 – The Existing and Proposed Scheme Drawings

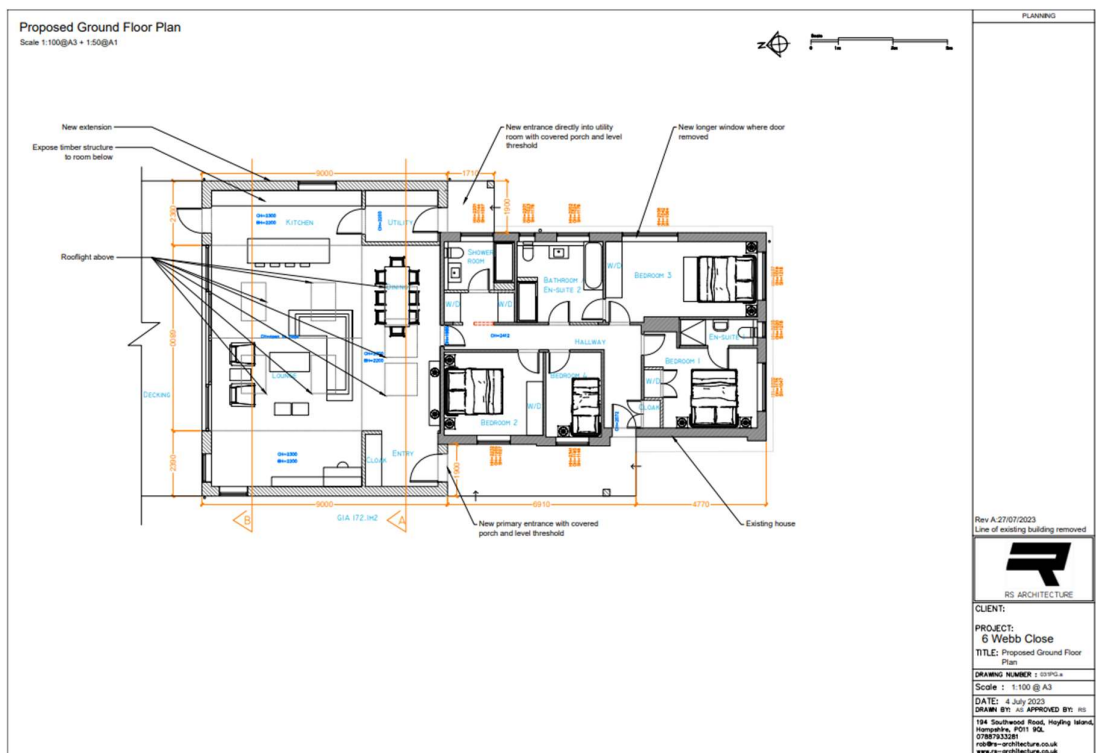
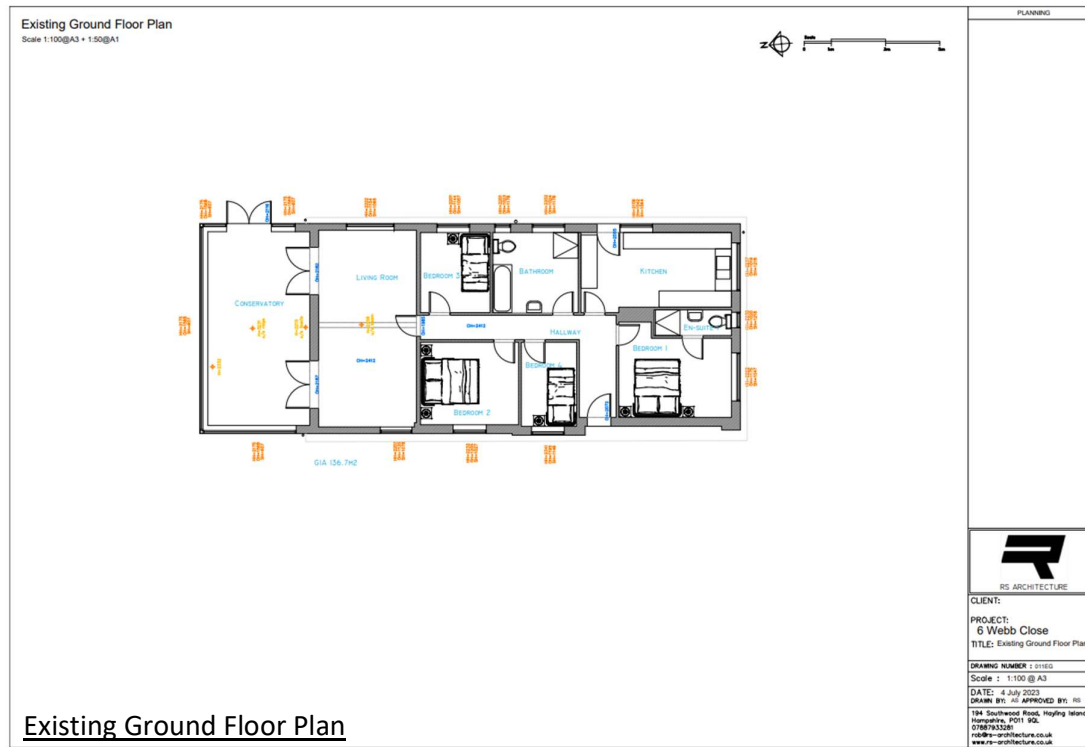


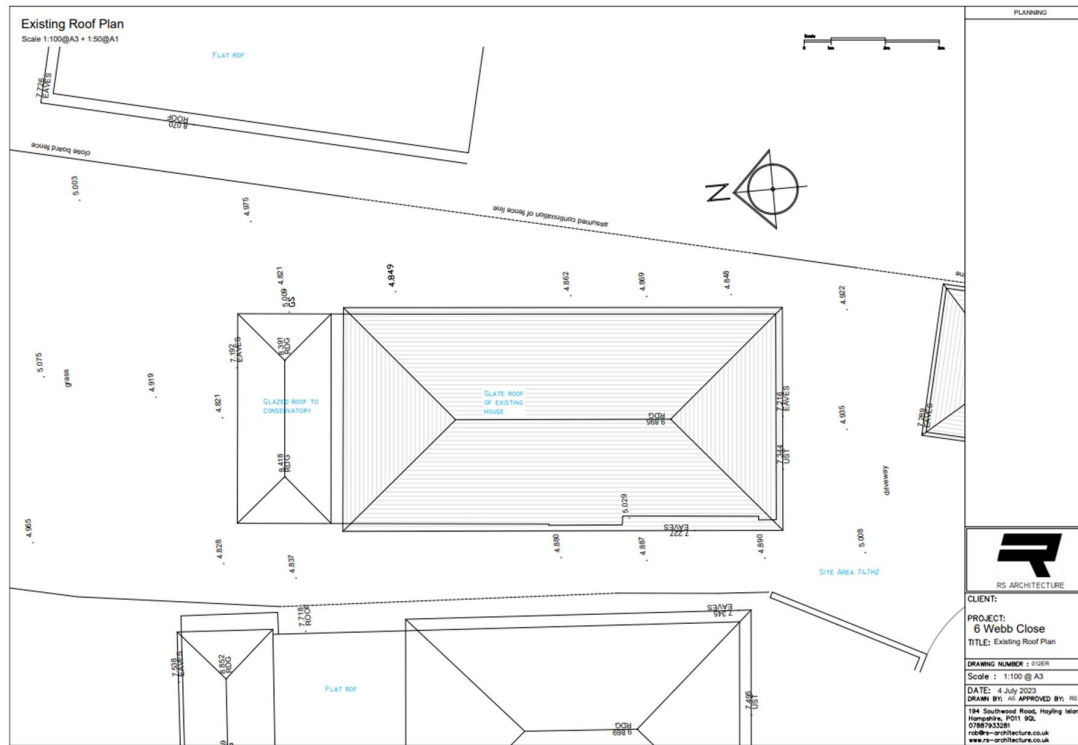
OS Plan



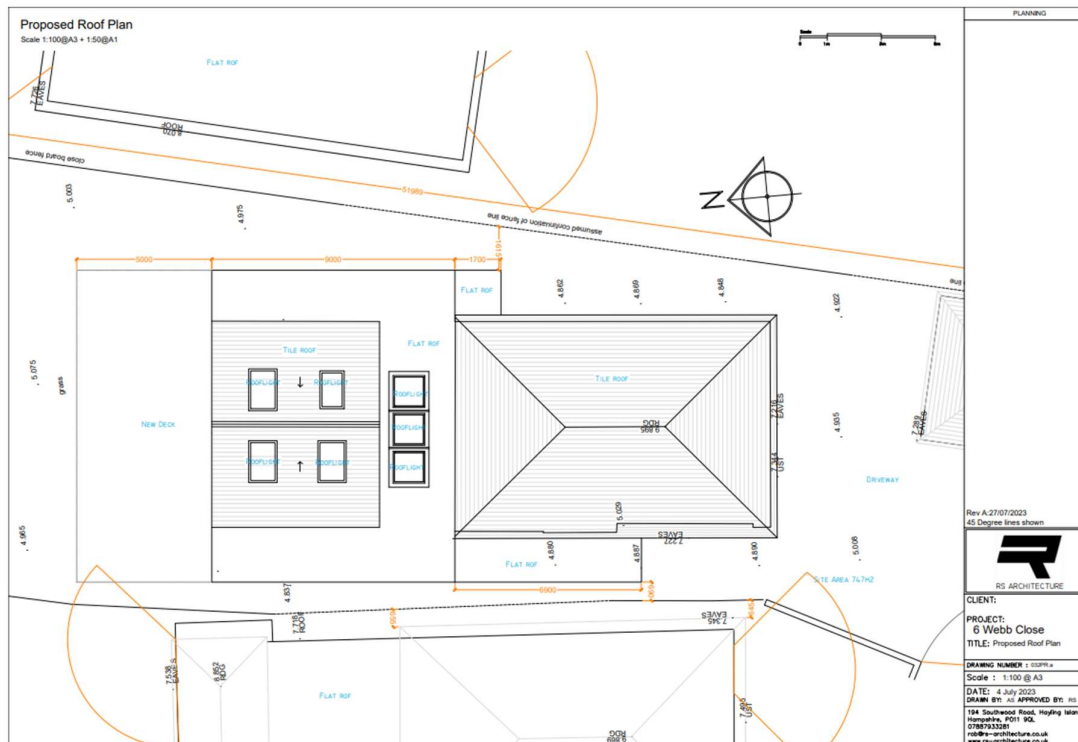
Block Plan



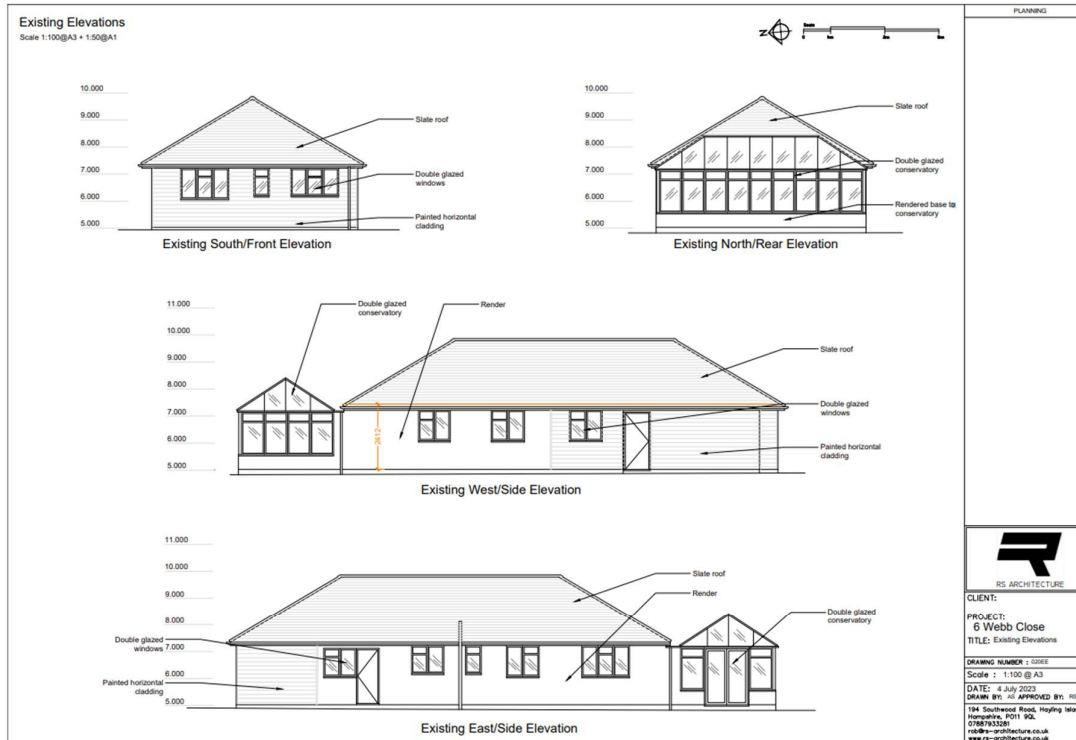




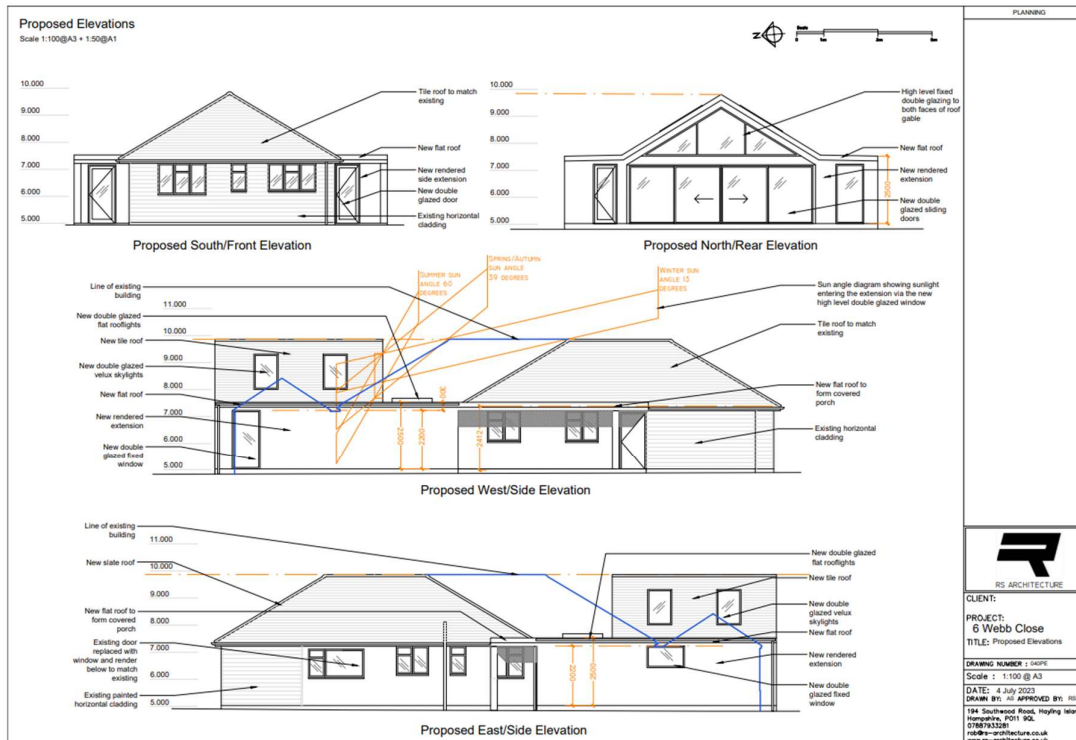
Existing Roof Plan



Proposed Roof Plan



Existing Elevations



Proposed Elevations

7 Conclusion

- 7.1 The proposed building remodeling and conservatory replacement / extension provides a more insulated, flexible, and suitable home for the applicant and an exciting and well considered residential building form that is both an elegant architectural expression and a building that blends with its natural and built context. It increases comfort and efficiency by bringing the house up to current building regulations and insulation levels.

Natural daylight and southerly light will be allowed into the newly built areas to allow further enjoyment and comfort to the living spaces which is critically important to the owner's quality of life. This is the most important aspect of the project for them.

The development is comfortably spaced and respects the amenities of neighbouring properties to the sides and rear. The building footprint remains central to the plot, maintains established setback gaps with the neighbours to the east and west, and the existing ridge height has been matched by the newly built areas.

- 7.2 The scale, siting and design of the proposal is considered to be acceptable and in keeping with the planning policy guidance. The footprint of the property and building line fits comfortably within its site context and reflects the spacing and rhythm of the street scene – fitting discreetly within the surrounding townscape.
- 7.3 The applicant will implement a sensitive landscape scheme to include indigenous plant species that are found in the coastal area and more naturalistic external surfaces such as shingle paths and permeable decking; this will enhance the character of the site and wider area and provide ecological benefit over the existing baseline position.
- 7.4 The application site is in FZ2 and in a very low surface water flood risk area, as per data from the Environment Agency and pre application advice from HBC Planning Department. Therefore a FRA has been prepared and submitted as part of this application.

The EA approved worst case new 2125 extreme climate change design flood level of 4.67mAOD has been used for the design a FRA – this is greater than the PUSH SFRA 2115 extreme flood level.

There are no additional bedrooms / habitable rooms and the areas of new build will match the existing floor elevation of 5.029m AOD which is in excess of projected worst case 4.67m AOD climate change flood levels.

- 7.5 The NPPF sets out a clear presumption in favour of development that can be considered sustainable and appropriate to its context. The existing dwelling is in a built-up area where the planning policy framework both supports appropriate forms of development to enhance the housing stock. The planning balance of the proposed development clearly points to the approval of the application, the applicant is committed to building a property of high architectural and design quality, that is adaptable and will help retain them in the local community for some time to come.