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Planning Statement (including Design and Access and Flood Risk)

Hebden Design Studio

On behalf of

Mr & Mrs Whitehead

48 Sinah Lane,

Hayling Island

Replacement dwelling, detached garage, summerhouse with decked area and associated landscaping

Rev 02

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1. Introduction

This document is in support of the pre-application submission for a replacement dwelling at 48 Sinah Lane, Hayling Island.

The proposals comprise the following:

- Demolition of existing dwelling
- Replacement dwelling set further down the plot in a similar position to existing dwellings on Sinah Lane
- Garage and home office in a similar location to the existing dwelling
- Movement of the access to the north side of the site
- Associated landscaping
- Summerhouse/boat store

The following documentation has been prepared in support of the proposals

- Design and access statement
- Design proposals including indicative 3D views
- Topographical survey
- Arborist's assessment
- Ecology assessment

2. Context

Sinah Lane comprises of domestic dwellings with a variety of residential dwellings, including nos. 42 & 44 which are both Grade II listed.

The existing dwelling is thought to have been constructed in the 1950's and substantially extended / altered since resulting in a building of limited architectural merit.

Sinah Lane has a varied street scape consisting of 2 and 3 storey properties of varying styles, materials and character.

3. Site Description and Topography

The site is approximately 0.3Ha in size.

The site is approximately 175 metres long (north to south) at its longest point and 17 metres wide (east to west).

The site is relatively level with a gradual fall to the waters edge on the northern side of the site.

The land to the front of the property is currently comprised of a gravel drive and soft landscaping. The rear is predominantly laid to lawn with overgrown shrubbery around the edges.

There are a number of similar long narrow plots with dwellings set midway down the plot with a variety of style and materials ranging from timber, glass, render, masonry and zinc. Figure 1 identifies these developments, including No. 42 which was granted planning permission in 2016.

Fig. 1 – Dwellings constructed midway on plots behind dwellings fronting Sinah Lane, Dwelling set midway on the plot with no dwelling fronting Sinah Lane, permission for separate dwelling midway on the plot (No. 42), outbuilding in garden.

a. No. 40 Sinah Lane Outbuilding

b. No. 40 Sinah Lane, Separate dwelling

c. No. 52 Sinah Lane, Separate dwelling

d. No. 54 Sinah Lane, Separate dwelling

e. No. 56 Sinah Lane, Separate dwelling

f. No. 58 Sinah Lane, Separate dwelling

4. Planning History

27918/3 Dormer to rear Approved 01 May 1980

(There have been no applications since 1980.)

5. Planning Policy

Havant Borough Local Plan (Core Strategy) March 2011

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

-CS15 Flood and Erosion Risk

-CS16 High Quality Design

CS20 Transport and Access Strategy

Havant Borough Local Plan (Allocations) July 2014

-AL1 Presumption in Favour of Sustainable Development

6. Proposed Development

The application proposes the following:

-Replacement dwelling

-Detached garage with storage/home office at first floor level

-Summerhouse with decked area

-Repositioned entrance

7. Design Rationale – Design, appearance, layout and scale

Hebden Design Studio were commissioned to design a contemporary dwelling that enabled the retention of all of the existing healthy, mature trees. Given the number and position of the existing trees in the site this formed one of the primary factors that influenced the irregular plan form of the dwelling.

The location of the building was driven by the desire to make a more efficient use of the site and to increase the space between the proposed dwelling and the neighbouring properties (which are very close together given the overall size of the plots.)

The size and height of the building were informed both by the size of existing dwellings in neighbouring plots (that are also set back from the frontage of Sinah Lane) together with the applicant's requirements in terms of accommodation.

The irregular plan form together with the applicant's desire for a contemporary building enabled the creation of a bespoke split-level building that features angular sections with a combination of flat and shallow mono-pitched roofs.

In terms of the detailed design the placement of windows has been carefully designed to minimise the impact on neighbouring properties, with the main windows at first floor angled to avoid any direct overlooking of the adjacent gardens. Several rooflights have also been incorporated into the design to ensure a light filled interior without the need for large windows in side elevations.

The proposed materials palette comprises zinc, render and timber cladding. The materials have been selected to emphasise the contemporary design and ensures a contrast in texture and colour that complements the angular form of the building. The placement of the materials also enables a differentiation between separate component parts of the building. The use of timber and standing seam zinc will provide a high level of articulation and provides visual interest. The relatively muted colours and matt finish of the materials will ensure the building sits comfortably both within the site and the wider landscape.

Ground floor courtyard

Parking

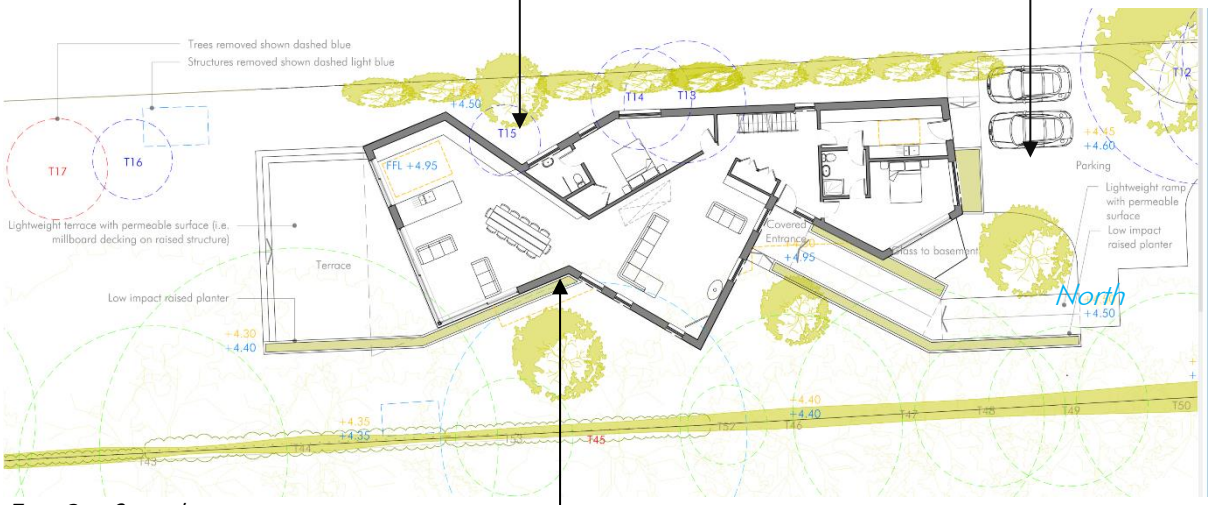

Fig. 2 – Site plan extract

Building set back to reflect root protection zones

The materials proposed are all common to the locality, for example No. 40A which comprises zinc & render, No. 52 comprising render, glass and metal, No. 40 (outbuilding) comprising timber and glass.

Fig. 3 – Zinc, Timber & Render

Fig. 4 – Floor plans

The combination of the first floor set back and low-pitched roofs minimises the building mass and allows for principal windows to face north / south to avoid any loss of privacy to the adjacent properties' gardens.

Space for the parking and turning of cars would be provided in the southern end of the site.

8. Access

The existing vehicular access is to be moved to the east side of the plot. Drawing no. 3.010 includes visibility splays.

The proposed development will comply with Building Regulations Part M.

9. Landscaping and Impact on Trees

The trees create a verdant quality that also provides privacy between sites and creates a pleasant backdrop when dwellings are viewed from the public realm and the water.

An aerial overlay using images taken in December 2020 is provided on drawing no. 3.016 to show the location of the dwelling in relation to the existing tree canopies.

Low quality trees are proposed to be removed (refer to the Arborist's report for further details). All category A and B trees are to be retained.

Low dig paving SUDS compliant hard landscaping will be utilised within root protection zones.

An Arboricultural impact assessment and method statement have been commissioned and will be provided early January to demonstrate the way in which the construction will be managed to ensure no harm to existing trees.

The applicant is keen to supplement the existing soft landscaping with the planting of new trees including a row of pleached trees along the western boundary. Details of the trees can be provided together with a management and maintenance plan if required.

10. Flood Risk Assessment

The proposed dwelling and garage are located within flood zone 1 (the lowest risk of flooding.) Policy CS15 requires development in areas at risk of flooding in the future to be accompanied by a flood risk assessment that demonstrates that the development will be safe and where possible will reduce flood risk overall.

Floor levels in the existing dwelling are set at 4.95 AOD. Floor levels in the proposed dwelling will also be set at 4.95 AOD therefore not increasing the risk to occupiers during potential flooring, however the development will also be designed to incorporate flood resistance and resilience measures as recommended by the Environment Agency including:

Materials selected for their durability in times of flooding eg water resistant render

Closed-cell type insulation in cavity walls

Non-return valve in sewer pipe

Kitchen units on legs concealed by removable kick boards

Fridge on raised plinth

Raised electrical sockets

Permeable surfacing within the garden

Tiled internal floors

Sump pump in basement

Appropriate flood warning and evacuation plans will be in place to protect residents in the event of a flood due.

All proposed areas of hard surfacing will be permeable and SUDS compliant to effectively manage surface water drainage and ensure no net increase in surface water run-off.

The proposed summerhouse is located within a flood zone 3, however the summerhouse will be used for the storage of boats and other equipment and will not provide any habitable accommodation. It would therefore not put the occupiers at any risk in the event of a flood.

The proposed development has been designed to comply with policy CS15.

11. Ecology

An extended phase 1 ecological survey, bat roost assessment and mitigation strategy is submitted with the application.

The surveys concluded that the site supports opportunities for breeding birds with moderate suitability for roosting bats. Dawn and dusk surveys were carried out confirming the presence of two soprano pipistrelle bat day roosts. The demolition of the existing house will therefore require an EPS licence from Natural England. The mitigation strategy proposes the removal of roof materials by a licenced bat worker and the provision of replacement roosts to ensure the maintenance of the favourable conservation status of bats. The implementation of precautionary construction avoidance measures would ensure that any impact on breeding and wintering birds would be avoided.

The proposed development would be in accordance with policy CS11 which states that planning permission will be granted for development that protects the borough's statutory and non-statutory designated landscapes and wildlife habitats.

12. Sustainability

A highly sustainable approach is proposed. A 'whole building' approach will be taken, with the new additions achieving and exceeding standards set out for thermal elements in Part L1B of the Approved Document Building Regulations.

The above will be achieved through construction fabric choice and design, insulation thickness, improved air tightness and energy efficient fixtures and fittings.

An electric car charging point will also be included.

The sustainable approach seeks to ensure the resulting dwelling will suit modern and be adaptable for future standards of living.

13. Community Engagement

The applicant has discussed the proposed development with the neighbours at numbers 46 and 50 prior to the submission of this application. Minor amendments were made to the plans in response to issues raised.

14. Impact on Neighbouring Properties

The proposed replacement dwelling would be located to the rear of no's 46 and 50. Drawing no. 3.014 demonstrates that the 'back-to-back' separation distances at ground floor level are in accordance with the recommended 22 metres and far greater than the recommended 22 metres at first floor level.

Ground floor separation distance between windows in 46 & 48 = 23.8m

Ground floor separation distance between windows in 48 & 50 = 38.2m

First floor separation distance between windows in 46 & 48 = 32.8m

First floor separation distance between windows in 48 & 50 = 43.8m

The floor plan and placement of windows have been designed to ensure no loss of privacy to the neighbours. There are a number of mature trees within the site, particularly along the boundaries and these provide significant levels of screening. The applicant also proposes to plant pleached trees along the western boundary to supplement the existing screening and these have been shown on the proposed elevations.

15. Community Infrastructure Levy

The application is supported by the CIL additional information form.

16. Conclusion

The proposed new dwelling has been designed to reflect the site's context, existing trees and privacy of the adjacent neighbours. Flood resistance and resilience measures and ecological mitigation are also proposed. The proposed development complies with the adopted Havant Borough Council Local Plan and wider National Planning Policy Guidance.

Appendix i – Photos

48 Sinah Lane – Front view

48 Sinah Lane – Rear view

View towards 46 Sinah Lane (rear)

View towards 50 Sinah Lane (rear)

View towards shoreline

View towards 40A Sinah Lane

View towards separate dwellings in gardens of 50A, 52, 54