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Our Ref: S0189N2
Date: 14th October 2020

Dear Sir/Madam,

**Re: Town and Country Planning Act 1990.
Application for Planning Permission for a replacement house and ancillary buildings at
Northshore, 40 Sinah Lane, Hayling Island, PO11 0HH**

I have pleasure in submitting an application for planning permission for works to the above property. These can be summarised as follows:

- Demolition of existing house and replacement on broadly the same footprint;
- Demolition of the existing garage and annex and replacement with new building for a garage and residential annex on the same footprint;
- Demolition and replacement of existing summer house with slightly larger replacement building;
- Landscaping to driveway and rear garden.

To support the application the following reports have been commissioned:

Arboriculture Report – Alderwood Consultancy;

Ecology Report – Hampshire Ecological Services Ltd;

Renewables – BBH Energy Strategies Ltd;

Design and Access Statement – RAK Architects;

Planning Policies Statement - ADN Planning Ltd.

Managing Director: David Norris B.A.(Hons); BTP; MRTPI

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The application property comprises a large contemporary designed detached house that is set in a substantial plot. It is located in a backland position, set behind an existing line of buildings that front Sinah Lane. The rear garden of the property is some 85 metres in depth leading towards the shoreline with Langstone Harbour.

The existing and proposed houses are cruciform in plan. The new house moves a few metres north, away from 40A and 42 and closer to the building line established by No. 38 and is rotated a few degrees away from 42A. This small adjustment aims to achieve a more sensitive relationship with its neighbours whilst maintaining the overall arrangement. This small rotation also creates an opportunity to move the main entrance from the west to the east side of the house and, combined with a two storey extension to the west wing, to create a sheltered, sunbathed, private courtyard between the house and the annexe

A Certificate of Lawful Development was recently approved by the Council for a single storey side extension (LPA reference: APP/18/00360) followed by a planning permission for the erection of garage to the east elevation, installation of a swimming pool and various other changes to the fenestration of the main building and annexe (LPA reference: PP/18/00646). Neither of these schemes have been implemented.

The design approach for the proposed development seeks to fundamentally improve the energy performance of the dwelling, whilst being sympathetic to character of the building it replaces and to neighbouring properties. It was found that this objective could only be achieved through the erection of a new dwelling.

A key driver for the design improvements to the dwelling is the applicant's desire to address the very poor energy performance of the existing house, which is mostly un-insulated and heated by electrical systems. As part of the design the architects have tested a number of sustainable scenarios and the selected options will be to utilize ground source heat pump technology. Photovoltaics will also be utilized on the building in order to further reduce carbon emissions. The annual carbon potential reduction is calculated by our specialist energy consultants BBH (Energy Strategies) at 69%. Importantly, BBH conclude in their report that *"it is evidential that the replacement dwelling provides an opportunity for emissions reduction that is highly compelling and which would be impossible to match through improvements to the existing dwelling"* The report also concludes that the *"the continued decarbonization of the national grid will result in the replacement dwelling being close to carbon neutral by 2050, when HM Treasury Red Book an National Grid Future Energy Scenarios forecasts show the national grid reaching effective zero emissions"*

The materials used for the new dwelling will be similar in appearance to the existing and so the overall look of the building will maintain the current character of the house. All the existing roof areas will be upgraded with increased insulation and 'green roof' systems.

The contemporary design of the replacement house will follow that of the existing property and whilst it will be marginally larger (increase in height by 850mm and a slightly larger western wing), its bulk and massing will not vary significantly from the existing dwelling. Whilst the new building will be visible from Langstone Harbour to the north, the 80 metres set back of the dwelling will reduce any visual impact from this direction. There will also be no material difference between the new building and its replacement as viewed from Sinah Lane to the south. The proposed annexe and garden pavilion will be constructed on the footprint of the existing and whilst being slightly larger than the buildings they replace, their size and siting will have no greater impact upon the character of the area.

The annex building will be used as guest bedrooms to the main house and a garage and will therefore, function as ancillary accommodation.

All of the adjoining properties are located a good distance from the application site and it is not considered that there will be any adverse impact upon their amenity.

In conclusion, as has been demonstrated, a key driver of the proposal has been to improve the energy performance which can only be achieved fully through the replacement of the existing house. This has been achieved through careful consideration of the need to preserve the intrinsic character of the existing property, and also to ensure that the amenity of the adjoining residential properties will be preserved. It is considered that these objectives have been achieved with the proposal, which is compliant with the adopted Development Plan. In these circumstances, planning permission should be granted.

Yours sincerely,

David Norris
ADN Planning Ltd