



Design and Access Statement

Amendments to Approved Dwelling (APP/19/00726).

Land Rear, 31 North Crescent (Norman Road), Hayling Island, PO11 9LR

Framar Developments Southern Ltd

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Critchley Architecture And Design Ltd,
The Old Brewery,
15E South Street,
Havant, PO9 1BU

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1.0 Generally

- 1.1 This Design Report forms part of Full Application to Havant Borough Council for amendments to approved application APP/19/00726 at Land Rear, 31 North Crescent (Norman Road), Hayling Island, PO11 9LR
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

20052 -	101	Location and Block Plan
	103	Approved Site Plan
	201	Approved Floor Plan
	202	Approved Roof Plan
	301	Approved Elevations
	110	Proposed Site Plan
	111	Proposed Tree Plan
	112	Proposed Hard and Soft Landscaping Plan
	113	Proposed Construction Management Plan
	114	Surface Foul and Surface Water Plan
	410	Proposed Floor Plans
	411	Proposed Foundation Design
	510	Proposed Elevations
	511	Proposed Street and Boundary Elevations

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of February 2019. Of the policies, we were mindful of the following:

Paragraph 11:

Plans and decisions should apply a presumption in favour of sustainable development.

Section 5: Delivering a sufficient supply of homes.

59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

68. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Section 11: Making effective use of land.

117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that as much use as possible of previously-developed or 'brownfield' land.

- 1.5 The subject proposals were prepared under the objectives stated in the **Havant Borough Local Plan 2036 Pre-Submission Draft, Policy DR1: Delivery of Sustainable Development.**

Amount of Development

a. This Local Plan makes provision for the delivery of about 10,231 net new homes and about 96,759 net sqm of employment floorspace (Classes B1, B2 and B8) in Havant Borough between 2016 and 2036.

Delivery

b. The Council will plan positively and collaboratively to achieve high quality, sustainable development that meets the Borough's diverse needs for the future;

c. The Council has a clear 'open for business' approach and supports sustainable growth in homes, jobs and services in principle. Planning applications that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise;

d. The Council supports in principle innovative development solutions, including self and custom build, which will help to meet the Borough's development needs;

e. The Council is committed to working proactively with applicants to jointly find solutions which mean that proposals for sustainable development are approved, particularly where they address the development needs of the Borough;

f. The Council expects applicants to be similarly proactive towards development proposals in Havant Borough. This will involve working collaboratively with the

Council, infrastructure providers, regulators and communities to achieve high quality development. Such collaborative working begins at an early stage, well before the submission of a planning application;

g. The Council is committed to the delivery of the Havant Borough Local Plan 2036 and will use all the available tools at its disposal to deliver development. This will include engagement with Homes England and other bodies to unlock sites which are key to the Plan's delivery. If necessary, the Council will use compulsory purchase powers to assemble sites, bring them forward and ensure that the Local Plan is delivered;

Coordination of development

h. Development proposals will only be permitted where they do not undermine the future development potential of other allocated sites; Innovation and the acceleration of housing delivery

i. Once granted planning permission, homes should be built as swiftly as possible;

j. The use of modern methods of construction, which accelerate the delivery of new homes, is supported in principle; and

k. The Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging housing models and innovative products, including self-build and custom-build products.

2.0 Physical Context

- 2.1 The approved dwelling does not make best use of the site, with an oversized driveway and no useable garden space. The site is open to Norman Road and therefore unsafe for future occupants with children or pets.
- 2.2 The approved site plan had the trees plotted and therefore calculated incorrectly. This application seeks to correct the mistakes to reduce any impact on the trees.
- 2.3 Norman Road runs east/west off Rails Lane. The road leads on to an access track which runs north of Mengham Park until it meets St Andrews Road.
- 2.4 The site is located within a residential area, with a two storey dwellings to the east and south, and 1 & 1½ storey dwellings to the north and west.

- 2.5 This application seeks to make the above amendments, and provide all the details which were reserved as condition to APP/19/00726.

3.0 Social and Economic Context

- 3.1 Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is situated to the south of Havant and is accessible via a bridge at Langstone. It lies between Chichester Harbour to the east and Langstone Harbour to the west and can be accessed from Portsea Island by ferry.
- 3.2 A number of transport intervention and mitigation packages are currently proposed to improve travel to and from Hayling Island, as per the Hayling Island Transport Assessment (Jan 2019) and Addendum (Jan 2020).
- 3.3 This general area of Hayling Island is occupied by families, rather than people living alone/couple. Therefore, a two bedroom dwelling will be more sought after than a one bedroom dwelling.

4.0 Involvement of Local Interests

- 4.1 Planning Approval APP/19/00726 for 'Erection of 1No. one bed dwelling to rear of 31 North Crescent, with access from Norman Road.'

5.0 Amount

- 5.1 The current site in the ownership of the applicant is 430 m².
- 5.2 The approved bungalow is approximately 50m².
- 5.3 The proposed bungalow has an internal floor area of 74 m².
- 5.4 The proposed bungalow is no higher than the approved bungalow.
- 5.5 There is approximately 210 m² of secure garden area.
- 5.6 There are two car parking spaces provided on site, with space for a turn area so cars can leave in a forward gear.
- 5.7 There are two secure cycle spaces provided.
- 5.8 There is a proposed crossover of 4.5m in width. An extended dropped kerb is required (as approved).

6.0 Design

6.1 NPPF Section 12: Achieving well-designed places

“127. 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;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.2 Character

- The character of the locality is residential with mostly single storey or two storey dwellings.
- The proposals seek to relate sympathetically to the existing estate in size and appearance.

6.3 Appearance

- The proposed materials are as similar as possible to the approved materials, see schedule of materials for further information.

6.4 Scale

- The proposals are of a similar mass and bulk to other nearby properties.

6.5 Layout

- The proposals include alterations to the site layout for better use of the site for the driveway to garden ratio.
- A mezzanine is proposed within the bungalow, but there are no overlooking issues as the one roof window (for means of escape) does not overlook any private neighbouring gardens.

6.5 Planting

- See accompanying Landscaping Specification.

7.0 Access

- 7.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 7.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 7.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 7.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 7.5 Pedestrian access to the site is available from Norman Road.
- 7.6 Emergency access is fully available from Norman Road.

8.0 Sustainability

- 9.1 Based on BRE Home Quality Mark Guidelines.

9.2 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential use is already well established in the area with existing utility supplies

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The purpose of this application is to form a basis of discussion with the Local Planning Authority.

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

The proposed design was prepared with reference to the National Space Standards and seeks to make best use of the available land.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

This site is within an existing residential area with access to internet and utilities.

9.3 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

Adequate parking is to be provided and provision for the charging of electric vehicles will be made.

- *Basic services such as retail and banking*
- *Local parks and places of leisure*
- *Healthcare and education facilities*

A variety of local amenities are available.

9.4 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*
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Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

9.5 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*

- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*