

**ERECTION OF TWO NEW
DWELLINGS**

**14 EASTOKE AVENUE
HAYLING ISLAND**

**DESIGN, ACCESS AND
PLANNING STATEMENT**

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Appendices

Appendix 1 – Flood Risk Assessment - Simon Jones-Parry BSc CEng MICE

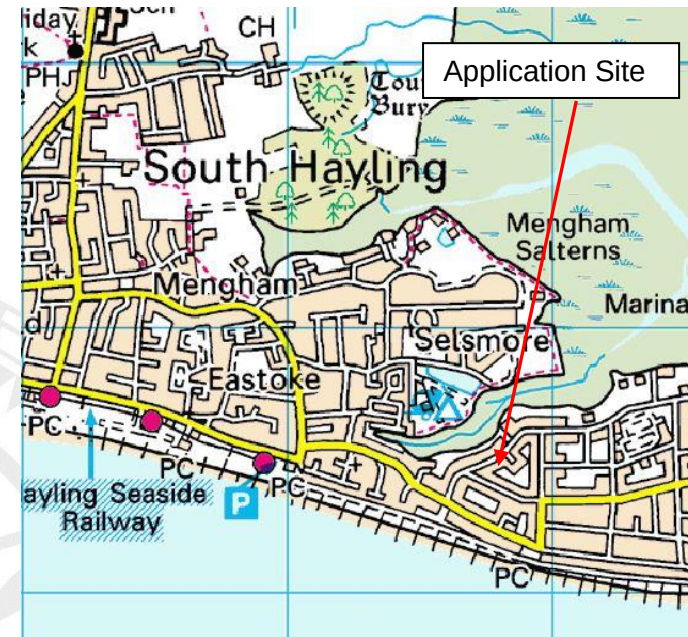
1.0 INTRODUCTION

- 1.1 Southern Planning Practice Ltd in association with Jon Dale Architects is instructed by Mr Terry Harris to submit a full planning application for the *demolition of the existing bungalow and erection of 2 new ½ storey dwellings* at Eastoke Avenue, Hayling Island, PO11 9QW. Reference is made to the following plans:

- Site Location Plan – H/231/ID/001
- Site Layout/Block Plan Street Elevation– SPP/495/1
- Proposed Floor Plans and Elevations – SPP/495/2

Introduction

- 1.2 The location of the site is shown on the Ordnance Survey map extract opposite. The area is in the built-up area of Hayling Island, within the settlement policy boundary. It is not within a Conservation area but is within Flood Zone 2.
- 1.3 The property is located on the south side of Eastoke Avenue, west of the junction with West Hays Road. There is a bus stop on Southwood Road, 170m south of the site providing a regular service to Havant.
- 1.4 The application site measures 411m² and is surrounded by residential dwellings, typically 1½ storey on modest size plots, fronting the road.



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2.0 SITE AND SURROUNDINGS

- 2.1 The area is mainly characterised by bungalows and chalets of a mix of architectural styles on linear plots with gardens mainly to the rear.
- 2.2 The site is bounded by close board timber fencing on the north, south and east boundaries with mature hedgerow on the west boundary.



Application site (north and east boundary)



Application site (north boundary)



Application site (north boundary)



Application site and No 3 West Hay Road



Nos 1 & 3 West Haye Road west of the site



No 16 Eastoke Av. west of the application site



Application site and No 16 Eastoke Avenue



No 16 Eastoke Av. west of the site



Nos 25 & 27 Eastoke Av. opposite (north) of the site



View of site travelling north east along Eastoke Av.



View of site travelling north east along Eastoke Av.



View of site from West Haye Road



View of site and 16 Eastoke Av. from 5 & 7 West Haye Road



View of 16 Eastoke Av. from 5 & 7 West Haye Road

Planning History

2.3 The relevant planning history for the property and surrounding area is as follows:

- *APP/15/00911 - Construction of 1No. 3 bed detached bungalow with access from Eastoke Avenue and alterations to roof of existing dwelling (approved 29.10.15). Request to Discharge Conditions Nos 3, 4 and 5 (16.3.16). | 13 Eastoke Avenue – permitted 29/10/2015*
- *APP/13/01205 - Outline application for construction of 1No. two bed bungalow with new vehicular access from Eastoke Avenue with all matters reserved - 7 Eastoke Avenue – permitted 18/03/2014*

3.0 **PROPOSAL**

- 3.1 The proposal is for the demolition of the existing bungalow and the erection of 2 new 1½ storey dwellings.

Design & Layout

- 3.2 The proposed dwellings would be orientated north east to south west, fronting the road.



Proposed elevations

- 3.3 In terms of form and style, both dwellings would be of a matching modern 'chalet' bungalow style with the incorporation of gabled rooflines, square windows to the front, rectangular windows to the rear and elongated glazing on the front elevation to maximise the natural light into the ground and first floor levels of the properties.

- 3.4 Plot 1 differs slightly in terms of window design to Plot 2. Plot 1 would benefit from an above-eaves dormer on the north west elevation (to bedroom 3) whereby Plot 2 would benefit from an additional larger rectangular window (to bedroom 3) at first floor level on the south west elevation.

- 3.5 The dwellings would be finished in white/cream render with grey roof tiles. Windows and doors would be dark grey aluminium.

- 3.6 On the ground floor the entrance hallway would lead into an open plan kitchen/family dining area/sitting room. On the first floor there would be 3 bedrooms, 2 x double bedrooms (one with ensuite) and 1 x single bedroom and a family bathroom.

- 3.7 The dwellings would be 1½ storey with 3 bedrooms. Each would have a footprint of approx 65m². Maximum height to the ridge would be 8.3m and the max height to eaves would be 3.4m.

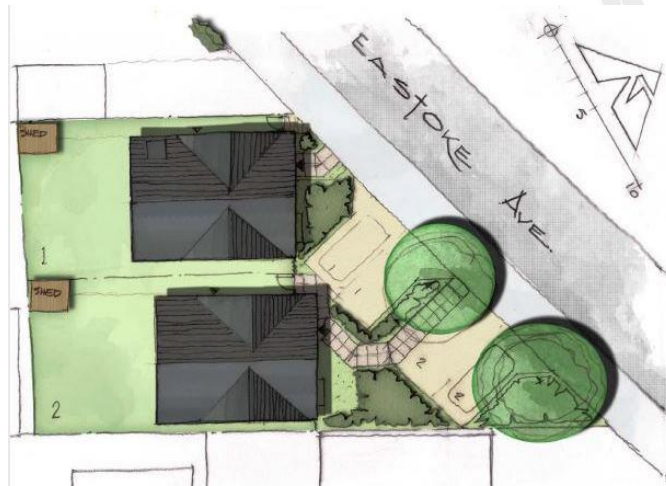
- 3.8 The maximum ridge height would be approx. 8.3m, no higher than the neighbouring property 16 Eastoke Avenue. The maximum eaves height would be approx. 3.5m. The lowest finished ground floor level proposed is 4.2 metres above os datum.

Landscaping

- 3.9 The existing fencing and hedgerow along the front (north east) boundary would be retained and new trees planted. The rear gardens

would be laid to lawn. Any additional landscaping could be agreed through the imposition of a planning condition.

Access and Parking



Proposed site layout

Drainage

- 3.12 Subject to Southern Water approval, surface water and foul water disposal would drain directly into the existing sewer located in the footway.

- 3.10 Primary access to the properties would be via the front door on the north east elevations which face onto Eastoke Avenue.
- 3.11 Vehicular access would be directly off Eastoke Avenue and two parking spaces per property would be provided, side-by side, to the front of the dwellings.

4.0 POLICY

National

- 4.1 The following sections of the National Planning Policy Framework 2019 (NPPF) are relevant:

2. Achieving sustainable development	Para.
<i>The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs</i>	7
Presumption in favour of sustainable development	
<i>Plans and decisions should apply a presumption in favour of sustainable development.</i>	11
4. Decision making	
<i>Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.</i>	38
5. Delivering a sufficient supply of homes	
<i>To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</i>	78
11. Making effective use of land	

<i>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 makes as much use as possible of previously-developed or 'brownfield' land.</i>	117
12. Achieving well-designed places	
<i>The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process</i>	124
14. Meeting the challenge of climate change, flooding and coastal change	
<i>New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.</i>	150
<i>When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this</i>	163

assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

15. Conserving and enhancing the natural environment

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

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- 4.2 The Government has recently produced **National Planning Policy Guidance** which consolidates and simplifies former PPGs and Circulars, the following sections are relevant to the consideration of the application:

Para	Design
001	<i>Good quality design is an integral part of sustainable development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic infrastructures and other resources to the best possible use, over the long as well as the short term.</i>
015	<i>Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area.</i>

Local

The Development Plan

- 4.3 The development plan consists of the adopted Havant Borough Local Plan (Core Strategy) March 2011 and the Havant Borough Local Plan (Allocations) July 2014. The following policies are considered relevant:

Core Strategy Policies

Policy	Description
CS6	<i>Regeneration of the Borough</i>
CS9	<i>Housing</i>
CS11	<i>Protecting and Enhancing the Special Environment and Heritage of Havant Borough</i>
CS14	<i>Efficient Use of Resources</i>
CS15	<i>Flood Zone 2</i>
CS16	<i>High Quality Design</i>
CS17	<i>Concentration and Distribution of Development within the Urban Areas</i>
CS20	<i>Transport and Access Strategy</i>
CS21	<i>Developer Requirements</i>
CS9	<i>Housing</i>
DM10	<i>Pollution</i>
DM13	<i>Car and Cycle Parking on Residential Development</i>

Allocations and Development Management Policies

Policy	Description
AL1	<i>Presumption in Favour of Sustainable Development</i>
AL2	<i>Urban Area Boundaries and Undeveloped Gaps between Settlements</i>
DM18	<i>Protecting New Development from Pollution</i>
DM24	<i>Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development</i>

Other Guidance**Havant Borough Council Borough Design Guide SPD
December 2011**

4.4 This SPD supplements Core Strategy Policy CS16 and set outs standards for “the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development” and explains how this policy is based on the seven key principles identified in ‘By Design – Urban Design in the Planning System’. The proposed design of the dwellings is considered to meet these principles.

4.5 Under section **G. Adaptability and Sustainability**, the following paragraphs are considered the most relevant:

4.34 New development needs to be flexible enough to respond to future changes in use, lifestyle and demography. This means designing for energy and resource efficiency; creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking.

4.37 In line with this and Core Strategy Policy CS15 Flooding and Erosion Risk, all new development in the Borough is required to ensure that there is no net increase in surface water run-off. Therefore, it is important that opportunities to control and reduce rainfall runoff into drains by using permeable surfaces, soakaways and rain gardens (a small planted depression designed to manage rainwater) are considered in the design of new developments from the outset. In line with permitted development rights, planning permission is not required for new or replacement driveways of any size providing permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt is used, or if the

rainwater is directed to a lawn or border to drain naturally. Priority should also 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.

4.38 The Council also actively seek to achieve the Government development targets on previously developed land and to bring vacant and underused land and buildings back into beneficial use, prioritising urban areas through the Core Strategy.

- 4.6 Section 5.1 sets out the General Principles for New Residential Developments. Paragraph 5.03 sets how it is *“important that applications for new development consider the impact of the development on existing residents. The design of new development needs to balance the needs for the new home to have reasonable levels of privacy, whilst ensuring that the development and its residents engage with the street and public realm”*.

Havant Borough Council Parking SPD July 2016

- 4.7 This sets out the off-street parking standards relating to new development in the Borough and advises that parking in proposed developments should not create undue impact on the built environment, street congestion, road safety issues or create tensions within a community. The standard for a 2 bed dwelling house is a minimum of 2 car parking spaces.

5.0 PLANNING CONSIDERATIONS

Principle

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission be determined in accordance with the relevant policies in the Development Plan, unless material considerations indicate otherwise. This is unchanged by the National Planning Policy Framework. However, where there are other material considerations, the development plan should be the starting point and other material considerations must be taken into account in reaching a decision. In other words, the system is designed such that it can be applied flexibly where policy conflict arises if those material considerations are sufficient to override policy. Indeed, the Framework, which is itself a material consideration, mentions that good planning is a positive and proactive process and makes clear that decision makers should not be rigid in their approach to considering applications.
- 5.2 The updated NPPF gives a presumption in favour of sustainable development and supports good design that contributes positively to making places better for people.
- 5.3 The application site is situated within the built-up area where the principle of new and re-development is acceptable providing it accords with development control criteria.

Impact on the Character of the Area

- 5.4 The character of the area is mixed with various styles of property and use of materials. The proposal would change the appearance of the site resulting in more contemporary development of unique design through the use of modern materials.
- 5.5 The resultant gaps between the existing and proposed buildings would follow the existing established pattern. The proposed dwellings would also be set back from the road, in line with the existing building line.
- 5.6 The siting and position of the dwellings within the site, would be at the same angle as the neighbouring property no. 16. Thus, allowing the development to sit comfortably within the street scene and in accordance with the existing building line, unlike the odd angle of the existing dwelling.
- 5.7 The proposed 1 ½ storey design of the proposed dwellings, whilst an increase compared to the single storey existing dwelling, is considered to be in-keeping with the character of the area and the recently re-designed neighbouring dwelling at 16 Eastoke Avenue. The proposal would not therefore look out of place given the context of the site and surroundings.
- 5.8 The dwellings are of a modest size and would fit in with the characteristics of the locality. The proposed design and resulting relationship between buildings is also considered to respect the local

pattern and form of development in accordance with the criteria set out under policy CS16 and the additional guidance set out in the Design Guide SPD.

Impact on Amenity

- 5.9 The dwellings would be set off of the shared neighbouring boundaries by 1m and the back-to-back relationship with No.5 West Hay Road would improve. The resulting distance would be an increase from the existing distance of approx. 4m to 8m (from the rear of the dwelling proposed on Plot 2). A back-to-back distance of approx. 13m is proposed between the rear of the dwelling proposed on Plot 1. The proposed separation distances would be acceptable given the site and local context. It is considered that the proposal would not result in overlooking or loss of light in accordance with with policy CS16.

Highways Impact

- 5.10 The proposal would not give rise to significant traffic generation being for two dwellings. There is sufficient space on site for parking for both properties and the resultant visibility splays for the proposed new driveways would be acceptable. Accordingly, the proposal would meet policy DM13 and the requirements of the Parking SPD.

Flood Risk

- 5.11 The site is within flood zone 2 therefore this design, access and planning statement should be read in conjunction with the FRA at Appendix 1 by Simon Jones-Parry BSc CEng MICE.
- 5.12 The FRA sets out the residual flood risk and concludes that *“setting the minimum level at 4.2 m aod and ensuring that all construction below a level of 5.2 m aod is flood damage resilient as proposed will minimise future flood risk if the “hold the line” policy is not maintained for the lifetime of the development, for instance because funding is not assured”*.
- 5.13 The FRA includes the surface water disposal strategy is to connect to the existing surface water sewer in the footway as shown on the sewer records.
- 5.14 The development would be constructed in order to mitigate against any potential flood risk in accordance with policy CS15.

6.0 CONCLUSION

- 6.1 The linear nature and form of the proposed dwellings is characteristic of the locality and would sit comfortably in the street scene. There would be no adverse impact on neighbouring amenity.
- 6.2 The proposed development fits the context and provides a new housing opportunity in a sustainable location.
- 6.3 The proposal includes sufficient mitigation measures to protect from any future potential flood risk issues.
- 6.4 The proposal complies with national and local plan policy and should therefore be granted permission.