

Proposed Residential Development **10A, the Pallant, Havant**

Addendum to Design, Access & Heritage Statement **Appendix A.04**

Statement of Conformity to The Havant Borough Local Plan 2036

Policy

E9 – Public Open Space

Based on the table provided the amount of open space required appears to be 142m².

The proposals offer 80m² of amenity space, therefore a modest financial contribution may be required.

E12 – Low Carbon Design

The proposals offer higher than required thermal insulation levels along with the provision of solar panels on the roof.

E15 – Protected Species

A Bat survey may be required prior to any demolitions taking place, although this was not a condition attaching to the previously approved schemes for 9 East Street or indeed the housing approved to the rear of no. 11 East Street.

E16 + E17 – SRMS & SPA Bird Mitigation and Financial Contributions.

It is acknowledged that appropriate contributions may be applied.

E19 – Flood Risk

The site does not lie in a flood risk area - neither tidal nor fluvial.

E22 – Amenity

There is no noise, odour, vibration, light/water/air pollution generated from these proposals.

H1 – Space Standards for Dwellings

The designed proposals accord with the stated minimum housing standards both overall and in detailed space provision for all units.

H2 – Affordable Housing

Not applicable to this application

H3 – Density

The recommended maximum density has been stated as 55 dph. Within the red line application our proposals offer 80 dph. (Site Area = 0.05Ha). This must be compared to the existing housing development on 2-4 the Pallant offering a density considerably greater.

H4 – Housing Mix

The proposals offer the following housing mix:

2 no. 3 bedroom Houses
1 no. 2 bedroom Maisonette
1 no. 1 bedroom Flat

Transport Assessment in support of no car Parking provision.

- * The site is ideally located for immediate access to shops and services.
- * The has immediate access to public transport services including rail, bus and taxi.
- The site is extremely well located for accessing employment areas.
- The site location offers good connectivity, and is located on the edge of the historic core in the Town.
- The Council also supports the provision and delivery of 750 housing units within the Town Centre.

Amenity

The impact of the proposal on the existing Chapel conversion is minimal in terms of the level of the western dormers being well below the cill of the Chapel rooflights, and vice versa.

The impact of the proposal in the existing housing on 2-4 The Pallant is minimal since Units 1 and 4 have rooflights in lieu dormers, and Unit 4 (first floor) has a 45 deg. oriel bay window thus satisfying the 25deg/10m rule.

Units 3 and 4 have a dormer each which would have obscured glazed to 1.7m above ffl, thus satisfying the 25deg/10m rule.

The eastern elevation of 2-4 the Pallant only has small kitchens on the first floor and the smallest bedroom on the second floors (each having a small dormer) which has limited visual impact on our proposals and vice versa.

Peter Galloway – Architect

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