



PLANNING STATEMENT

PROPOSED REPLACEMENT DWELLING AT 45A PORTSDOWN HILL ROAD BEDHAMPTON



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January 2019



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1.0 Introduction

- 1.1 This Statement supports an application to Havant Borough Council for the proposed redevelopment of Nº 45a Portsdown Hill Road, Bedhampton by the erection of a replacement dwelling.
- 1.2 The application has been the subject of detailed pre-application consultations and follows two previous refusals of permission for replacement dwellings.
- 1.3 The application is informed by a suite of plans prepared by the architect Mr Harding of BH Architecture Ltd, by a Heritage Statement prepared by Mr John Pike and by 3D images prepared by Mr M Morris.

2.0 Site Location and Description

- 2.1 Nº 45a Portsdown Hill Road passes east to west across the top of Portsdown Hill to the north of Portsea Island. The road runs from Bedhampton in the east over the A3M motorway to Portchester in the west.
- 2.2 There is very limited frontage residential development to the road. Nº 45a lies on the south side of the road with a cluster of other dwellings towards the eastern end of the road, just to the west of the crossing of the A3M.
- 2.3 Nº 45a is a modest dwelling taking the form of a bungalow with accommodation in the roofspace to form a chalet style. To the front of the bungalow the accommodation in the roof is not visible, as all windows to the roofspace are on the southern side. At the rear of the property the accommodation in the roof is set back from the principal rear elevation and can only just be glimpsed. (see Photograph below). The property enjoys views southwards over Portsmouth. This form of development is facilitated by the considerable slope of the site downhill from Portsdown Hill Road southwards.



Rear elevation of Nº 45a

- 2.4 To the rear of the property there is some relatively new housing which gains access from an estate road accessed from Havant Road A2030 to the south.

- 2.5 The rear garden to the property is laid to grass with some trees and shrubs. To the front of the dwelling there are some planted borders around a driveway laid to tarmac for parking and turning. There is a double garage at the front of the bungalow.

- 2.6 The property which is situated to the east of Nº 45a is a full two storey dwelling (Nº 45) which has been extended to the rear. It has windows mostly on the front and rear elevations, but there are also some windows which face towards Nº 45a.

- 2.7 No 45 is white rendered on three side and on the elevation facing the road the property is finished in a patterned facing brick. Although the footprint of the property is broadly rectangular the tiled roof takes an L shape with two ridges and hipped ends. The property has been previously extended and there are elements of flat roof at the rear and side.



Rear garden of Nº 45a and view of Nº 47

- 2.8 Nº 47, the property to the west of Nº 45a, is of an unusual design which seeks to take advantage of the elevated position and panoramic views. The building is a Grade II Listed Building. It is in the style of a Sunspan House a concept designed by Wells Coates and David Pleydell-Bouverie. It is designed to maximise the opportunity to receive sunlight and daylight into the property. (Please refer to Heritage Statement for more information)
- 2.9 The design provides for the building to be sited at an angle to the plot thereby facilitating views to the east and west. As a consequence, the building has windows set around all elevations.



Nº 47 The Sunspan House

- 2.10 The design of the house is not typical of the locality due to its shape, orientation, fenestration arrangements and materials. The Sunspan house has white rendered elevations and a series of flat roofs. The footprint of the property is large. It extends to the full width of its plot and it extends considerably behind the rear elevations of other adjacent properties. It is the last building in this frontage cluster of dwellings on Portsdown Hill Road.

3.0 Site History

Ref 25257 Double garage and bathroom and conversion of existing garage into bedroom and dining room. Permission 04.08.75

Ref 25257/1 Extend pitched roof over extension. Permission 02.08.83

Ref 25257/2 Single storey front and rear extensions. Permission 05.09.88

Ref 88/52133/1 Conservatory on rear elevation. Permission 03.01.89

Ref 90/52133/002 Single storey side extension. Permission 23.05.90

Ref 97/52133/007 Dormer to rear (south side). Permission 02.04.97

Ref APP/15/00598 Demolition of existing house and construction of 1 No two storey 4 bed detached dwelling and attached garage.
Refused 06.08.15

Ref APP/16/00495 Demolition of existing house and construction of 1 No two storey and lower ground floor level 4 bedroom detached garage (Resubmission)
Refused 11.08.16

The reasons for refusal stated:-

- 1 *The proposed development by virtue of its design, scale, mass and proximity to the side boundaries, will have a significant detrimental impact on the neighbouring properties. The proposal is therefore contrary to policies CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.*
- 2 *The application lacks an assessment of the adjacent listed building, its setting and how the proposed development has been designed to preserve and take account of this. It therefore falls short of the requirement set out in the National Planning Policy Framework (NPPF), related guidance, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM20 of the Havant Borough Local Plan (Allocations) 2014.*
- 3 *Notwithstanding Reason 2 above, the proposed development by virtue of its design, scale, mass and proximity will have a significant detrimental impact on the setting of the neighbouring Grade II listed building (no.47). As such it is contrary to the National Planning Policy Framework (NPPF), Planning Practice Guidance (Conserving and enhancing the historic environment; Design), related Historic Environment Good Practice Advice and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.*

- 3.1 Following the refusal of permission in 2016 Bryan Jezeph Consultancy was instructed in early 2017. Some work was undertaken to evaluate the constraints imposed on the site by the existing surrounding development, not least the Sunspan dwelling. The assessment of the constraints led to the production of a series of drawings submitted in Spring 2017 for consideration by the Local Planning Authority. These drawings sought to

establish some parameters or limitations for the size, shape and siting of a replacement dwelling.

- 3.2 Previously no Heritage Statement had been submitted and the Local Planning Authority indicated that this was a requirement. Accordingly, a Heritage Consultant, Mr John Pike, was instructed to prepare an Assessment. This was submitted to the Local Planning Authority in August 2017.
- 3.3 Responses to the two submissions were received from Officers on 15th May 2017 by letter and on 14th September 2017 by email.
- 3.4 Following this feedback the applicant embarked on a fresh approach and appointed a new architect to address the project.
- 3.5 In July 2018 a pre-application enquiry was made of Havant Borough Council in respect of the proposals prepared by Bernard Harding of BH Architecture Ltd. The architect took a new approach to the design of the dwelling adopting a modern style and moving away from a traditional house form.
- 3.6 This approach provided for the design to be more sensitive towards the Listed Building. The move away from a more traditional form also ensured that the proposed new dwelling would not sit in sharp contrast to its neighbour in design terms.
- 3.7 The pre-application consultation was conducted by Rachel McMurray who met with the applicant, architect and planning consultant to discuss the proposals on 11th October 2018. Following that meeting a letter was issued on 24th October. The response to the proposal was generally supportive, but reconsideration of materials was suggested.
- 3.8 Some further amendments to the scheme were submitted to Mrs McMurray for comment in December 2018. These included some changes to the basement, the creation of a small overhang, modification of floor heights and changes to the materials. In an email dated 17th December the revised scheme was acknowledged as significantly reducing the impact of the development on the neighbouring property compared with previous schemes. The changes to materials were welcomed.

4.0 Planning Policy

- 4.1 The Havant Borough Development Plan comprises two documents: Local Plan Part 1 Core Strategy and Local Plan Part 2 Allocations.

Local Plan Part 1

- 4.2 This document was adopted in March 2011 and provides the overarching strategic policies for the Borough. It is noted that the application site falls within the defined urban area and as such is subject to Policy CS17
- 4.3 Policy CS17 seeks to concentrate development within the defined urban areas. As a replacement dwelling this is consistent with the policy.
- 4.4 Policy CS16 High Quality Design has also been identified as a Core Strategy policy of relevance to the current proposal. The policy seeks new development, inter alia, to respond positively to local context, to produce a good relationship with surrounding development and to be of a design suitable to adaptation to users changing needs and to climatic change.
- 4.5 Policy CS11 'Protecting and Enhancing the Special Environment and Heritage of the Havant Borough' addresses the Borough's statutory and non-statutory designations. It seeks to protect and where appropriate to enhance these assets by the careful management of new development.

Local Plan Part 2

- 4.6 This document was adopted in July 2014. It makes specific allocations, but it also includes some management policies.
- 4.7 It is noted that Policy AL2 reiterates the provision that new development outside of the urban boundary is very limited.
- 4.8 Policy DM 20 'Historic Assets' seeks to ensure that planning permission is only granted for development that conserves or enhances historic assets. The policy requires that applications that affect, or have the potential to affect, historic assets must be accompanied by a Heritage Statement.

Havant Borough Local Plan 2036

- 4.9 The Council is preparing a new Local Plan to replace the existing Local Plans Part 1 and Part 2. A consultation Draft was published in early 2018 for public comment. Work is continuing on this plan and a Pre-submission version is due to be published in early 2019.

Design Guide Supplementary Planning Document

- 4.10 This document was adopted in December 2011. It sets out general design guidance on matters of design. The provisions of good design have been taken into account in formulating the current proposals.

5.0 The Proposed Development

- 5.1 The scheme which is now proposed has been designed by Bernard Harding of BH Architecture in response to the previous refused schemes and in the light of advice from Council Officers. It is a fresh approach which seeks to achieve the applicant's objectives whilst meeting the constraints imposed by the locality and the existing surrounding properties, notably the Sunspan house.
- 5.2 The proposed replacement dwelling takes the form of a 5 bedroom dwelling which is arranged over three floors. The property is situated on the slope of Portsdown Hill and as such the site slopes downwards to the south. The proposed dwelling takes advantage of this sloping site by providing for two storeys to the front of the property and three to the rear. The additional accommodation at the rear of the property at garden level provides for a family room and leisure space. It has a single aspect outlook to the south.
- 5.3 The proposal is to replace the existing dwelling with a new property on broadly the same footprint. The design concept of this house is of three interlocking boxes, of diminishing volumes stepping up the hill slope and of respecting the outlook / views from the Sunspan windows.

- 5.4 The proposed new dwelling sees the removal of the existing bay on the rear elevation to provide the Sunspan house with an uninterrupted outlook to the east.
- 5.5 Examination of plan 903/2 reveals that the footprint of the proposed dwelling is in fact approximately 2m narrower than the existing dwelling on the western side adjacent to the Sunspan House. This facilitates the provision of a gap between Nº 45a and the Sunspan house to the benefit of the setting of this Listed Building. On the eastern side the footprint of the proposed dwelling removes the irregular form of the existing dwelling leaving a straight wall along the alignment of the present property.
- 5.6 The footprint of the front elevation of the proposed house steps forward of the alignment of the main face of the bungalow by approximately 3.25m and from the projecting bay by 2.45m. The proposed garages extend forward of the existing garages by approximately 3.10m.
- 5.7 On the western side of the dwelling the north and west elevations of the top floor oversail the ground floor by 500mm on the side (west) and 900mm on the front (north)
- 5.8 The significant difference between the existing and proposed dwellings is in terms of style. The existing property was originally a bungalow with a pitched roof that has been extended during its lifetime to provide for a first floor and for extensions front and rear. The proposed new dwelling is purposely designed for the site which is in close proximity to the Listed Building.
- 5.9 The design limits the building mass and avoids impacting on the neighbouring properties. It is provided with a flat roof which is in keeping with the design and ensures there is no adverse impact on the adjacent buildings or the streetscene.
- 5.10 The design concept also facilitates the effective provision of floorspace in a highly constrained environment. The previous pre-application exchanges highlighted the need for the replacement dwelling to be protective of both the setting of the Sunspan House and of the views from it.

- 5.11 It will be noted from the accompanying drawings that the lines of view from the windows of the Sunspan House have been marked on the plan and that the proposed building is shown clear of these lines of sight. (Plan 903/2)
- 5.12 The roof level of the proposed dwelling sits marginally higher than the existing ridge height to the existing chalet bungalow. Reference to Plan 903/4A shows that at its highest point the proposed dwelling is approximately the same height as the top of the first floor of the Sunspan House, and lower than the structure topping the Sunspan house. Most of the roof is slightly lower and comparable with the eaves level of the house at Nº 45.
- 5.13 In terms of the external finishes of the proposed dwelling these include brickwork, vertical timber cladding and render. The garages and the basement level at the side and rear are shown in brickwork. Colour and type are to be determined. The timber cladding is limited to the central section of the front elevation and extends from ground to first floor. Final finishes are to timber to be determined. The remainder of the building is proposed as render. Colour is to be determined.
- 5.14 There is extensive fenestration both at the front and rear. However, it will be noted that the windows do not cause any issues of overlooking of neighbouring properties. The outside terrace at ground floor level will have glazed privacy screens to both west and east elevations to prevent overlooking to neighbours' properties. These screens will not impact the first floor windows of Sunspan. There is no balcony at first floor level on the rear elevation.
- 5.15 The 3D images which accompany the application illustrate the relationship of the proposed new dwelling with the adjacent properties on either side. These demonstrate that the proposed new dwelling can be accommodated with out adverse impact upon the locality.

6.0 Parking and Refuse Storage

- 6.1 The proposed replacement dwelling provides for two large garages together with further on-site parking and turning. A minimum of three cars can park and turn on the site.

- 6.2 There is space for the provision of two refuse bins: one for general household waste and one for recycling.

7.0 Drainage

- 7.1 It is proposed that surface water drainage be addressed by the use of soakaways.
- 7.2 Foul drainage already exists for the property. This is situated to the front of the property and is shown on the plans. The new dwelling will utilize the existing facilities.

6.0 Conclusion

- 6.1 The proposed replacement dwelling now takes a very different form to the previous two applications which were refused permission. The design is informed by the Heritage Statement relating to Nº 47 The Sunspan House. The proposal takes account of the setting of the Listed Building.
- 6.2 The rear elevations are sited to have careful regard to the lines of sight from windows in the Sunspan House. The footprint of the replacement house is set some 2m further away from the Listed Building than the existing house to enhance the setting of the building.
- 6.3 The height of the proposed dwelling is limited to ensure that the highest part of the roof is not higher than the Sunspan House. The building seeks to complement, not to compete with the Sunspan House.
- 6.4 The proposal is also designed to have regard to the existing house to the east, Nº 45. The eastern elevation of the proposed dwelling is 3.75m from the side elevation of Nº 45. The provision of a flat roof to the proposed dwelling minimizes the impact of the new dwelling on existing side windows to Nº 47.