

Design and Access Statement for 1A Haven Road Hayling Island PO119QX

Background

Please note that this application is identical to the application previously approved on appeal ref APP/12/00273 Construction could not commence due to a boundary dispute which has now been resolved, thus the application has been resubmitted and is unchanged

Site Description

Hayling Island has evolved from a fishing and farming community.

Five miles to the north is the town of Havant, eight miles to the east is the city of Chichester and seven miles to the west is the city of Portsmouth. Following the introduction of the railway in the 1850s there has been a steady expansion of housing and leisure uses with much infilling in the 1960s and 70s.

Fishing and farming are now only minor activities on the island. The principle uses are now residential as a dormitory to the surrounding towns and cities, and leisure. Sailing, golf, windsurfing and the seashore are major attractions. There are holiday chalets, amusement parks permanent and touring caravan sites and many holiday (second) homes.

Haven road is off Creek Road on the east side of Hayling Island. This is an area that historically has been much associated with leisure and holiday uses. There are large caravan parks, Sparkes Marina and the national sailing centre at Hayling Island Sailing Club close by.

Haven Road is an unmade up road leading east from Creek road. There are not continuous footpaths. There is very little through traffic.

Haven Road is within walking distance of local amenities where there are Bus Connections, Mengham is a 20 minute walk where there are Public Houses, Motor Garage, Schools, Church, Local shops, Health Centre and a Dentist.

To the north east is Chichester Harbour. The harbour is tidal with exposed mud flats at low tide

There is a gradual improvement to the housing stock in the area as the early chalets and package timber bungalows are replaced by more conventional houses and bungalows of permanent construction.

At the end of haven road where the site is located all of the other sites have been developed and replaced with single and two storey dwellings, this is the last remaining caravan plot in this part of the road and now looks somewhat out of place.

It should be noted that this end of Haven road has now (in common with a lot of this area) become much more residentially focused as much of the tourist related activities and businesses have moved away from this part of the island

It should also be noted that whilst the site has an existing caravan on it, the site also has permission for a larger van as shown in the drawings provided. The existing use is as a holiday site occupied for 10 months of the year however continuous occupation was in place for a number of years which has been supported by 12 month per year rate charges from the local authority.

The proposal

It is proposed to replace the existing caravan with a small two bedroom chalet bungalow. The design would aim to provide a first time buyer two bedroom unit with a side garden area and a front garden with parking for two cars.

The site has sum history and has been subject to a failed planning application for a much larger bungalow with no amenity area. This application is a new application via a different designer/agent and has undergone two redesigns following consultation with Rachael Hebden the planning officer.

Whilst the new design was recognized as been a significant improvement on the first planning application it was still felt the design was somewhat top heavy due to the size of the dormers and that it out of place in the street scene due to its size and height.

To address these concerns the design submitted in this application has reduced the dormer sizes substantially (50% plus) and has also modelled the surrounding properties to show how well the design now fits in the real street scene. We feel this addresses the concerns raised by planning and also provides a much needed first time buyer property.

Planning Policy

The existing caravan (despite marketing at the going rate) has received virtually no bookings as a holiday facility due to its out of context position and its isolation.(most caravans on the island are now in fully supported multi caravan sites) Its replacement will constitute a net gain to the housing stock of the borough.

The proposal is the best option in terms of sustainable construction by making the best use of an under utilized site with a modern and current building

Policy CS16 of the Havant Borough Council Core strategy requires that the property be in keeping with the character of Haven Road and not result in a cramped and congested layout, we feel this design addresses this by providing a starter home that fits well into the street scene and is a vast improvement on the out of character caravan plot in place at present. It also provides residential accommodation which is in keeping with all the properties which surround it.

Planning Approval

We would request that should this planning application not receive the support of the planning officers that it be considered by the planning committee

Documents provided

A101 Proposed Elevations sections and views

A102 Proposed Plans

A103 Existing Elevations and Views

A104 Existing Plans

A105 Permitted Possible Elevations and Views

A106 Permitted Possible Plans

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