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Design & Access Statement

Including Planning Statement

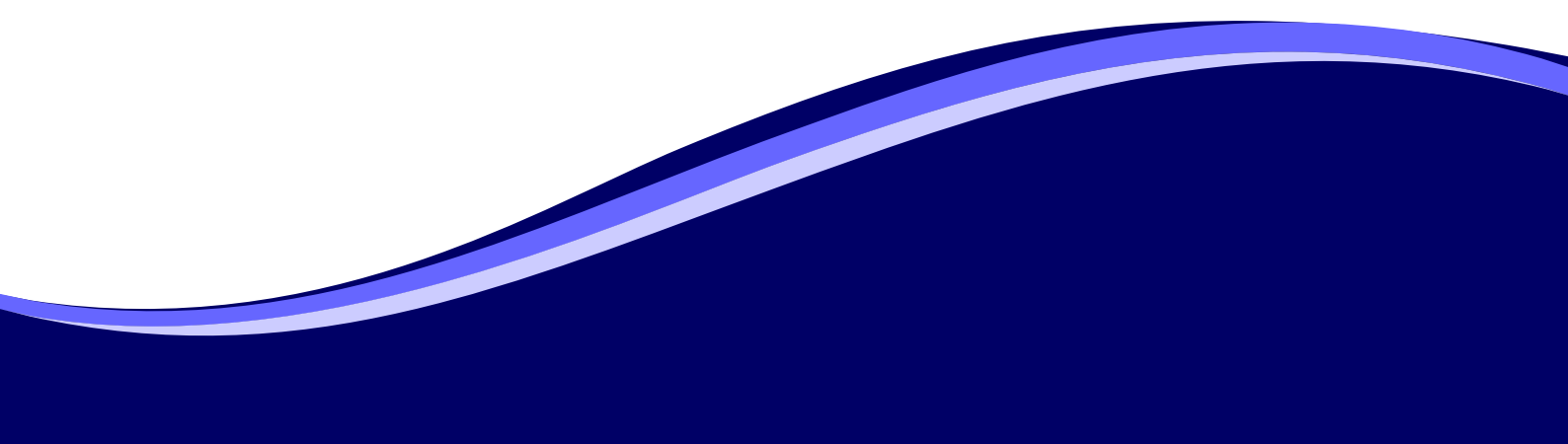
25 Wheatlands Avenue

Hayling Island

Hampshire

PO11 9SG

Roof extension for first floor
accommodation and rear single storey
extension with associated internal
alterations.



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Pure Town Planning Limited | info@puretownplanning.co.uk | puretownplanning.co.uk

Dorset Office | 01202 585524 | Suite 7 Pine Court | 36 Gervis Road | Bournemouth | BH1 3DH

Hampshire Office | 01962 832695 | Basepoint | 1 Winnall Valley Road | Winchester | SO23 0LD

1 Introduction

Document type:

Design and Access Statement (required by Town and Country Planning (Development Management Procedure) (England) Order 2015) and Planning Statement (required by Local List)

Site Address:

25 Wheatlands Avenue Hayling Island, Hampshire, PO11 9SG

Proposal:

Roof extension for first floor accommodation and rear single storey extension with associated internal alterations.

Application type:

Householder Planning Application

Client:

Mr Farr

Architect:

McAndrew Martin

Author:

Mr D. Howells BTP. BA(Hons). MRTPI

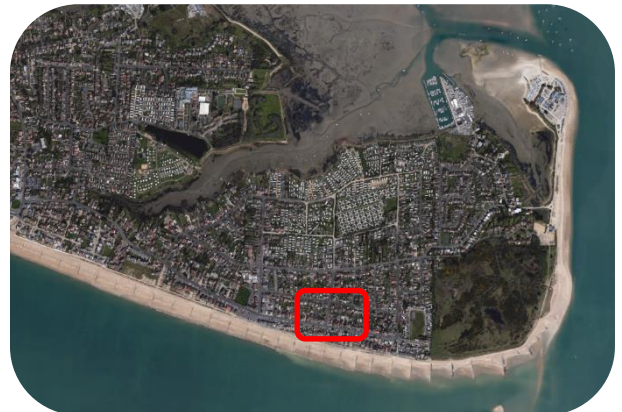
Checked:

Mr M. Annen BSc MSc MRPTI (Director)

Date:

August 2018

Location:



2 Background

The Site

Use

The existing property is in residential use as a detached bungalow (Use Class C3).

Built form

The bungalow is constructed mainly of brick with concrete interlocking roof tiles. On the exterior within the gable end, there is cladding material painted white.

Landscape

There is a low brick wall to the frontage and side boundaries. The main forecourt is laid to hardstanding and used for vehicular parking and pedestrian access.

Access

Vehicular and pedestrian accesses are provided from Wheatlands Avenue.



Existing Bungalow and Neighbouring Dwellings

The Surroundings

Character Overview

The surrounding character of the area is residential, comprising detached houses or bungalows/ chalet bungalows.

Within the locality there is a diverse variety of built form and roof shapes without any clearly distinguished local distinctive character and all of varying levels of merit in architectural terms.

Use

Existing C3 residential.

Amount

Low to medium density area.

Layout

Development tends to be positioned central to the sites, with parking forecourts and gardens between the roadside and the dwellings.

Scale & Built Form

Buildings tend to be between 1-2 storeys. There is a mixture of styles of architectural and roof forms within the locality.

Landscape

Landscaped gardens and areas of hard landscaping used for car parking.

Access

Vehicular and pedestrian accesses to nearby local shops and public transport services.



Neighbouring house consisting of a 2 storey flat roof built form



Large box dormer visible on front of chalet bungalow



Prominent gable frontage elevation adjacent to a bungalow

Planning Policy

National Planning Policy Framework (NPPF - 2018)

In accordance with Planning law the NPPF clearly states in paragraph 2 that *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions"*.

Paragraph 7 clearly advises that *"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"*.

The NPPF confirms that *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective;**
- b) a social objective; and**
- c) an environmental objective.**

The NPPF supports sustainable development in a positive way and at the heart of the Framework is a **presumption in favour of sustainable development** as defined in paragraphs 10 & 11).

To reinforce the presumption in favour of development, paragraph 38 clearly advises *"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".

Paragraph 117 clearly advises that *"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"*.

In terms of achieving well-designed dwellings, the NPPF advises in paragraph 130 that *"where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development"*.

Importantly, paragraph 131 confirms *"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings"*.

The Development Plan

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 (Presumption in Favour of Sustainable Development) clearly states that *"When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise".

Havant Borough Local Plan (Core Strategy) March 2011

Policy CS16 refers to High Quality Design. The relevant sections of the Design policy advises that *"All development should demonstrate that its design:*

- 1. Responds to, draws inspiration from and respects local context and:*
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*

c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

d) n/a; and

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings.

3-7. n/a;

Havant Borough Council Borough Design Guide SPD December 2011

The Council's Design SPD was adopted 7 years ago so could be argued to be out of date with National Planning Policy as there has been 2 publications of the NPPF since the SPD's adoption. As such, it would be reasonable to afford some weight as a material planning consideration, but not significant.

Paragraph 126 of the NPPF (July 2018) advises that design codes and guidance documents are a useful tool, however should not be prescriptive or onus to the applicant and that *"their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified".*

Paragraph 4.47 advises that *"It is crucial that the design of new places is undertaken with a sound understanding of the local pattern of development. This understanding should inform the design of a proposal and reflect local character and distinctiveness, whilst allowing innovative design"*. The SPD then gives several title headings to assist the applicant to understand the character to which the proposal will relate, these include height, massing and rhythm / patterns.

Section 5.3 refers specifically to householder extensions.

Paragraph 5.41 advises that *"Rear extensions should be sympathetic and subservient to the original design of the building. They also need to have particular regard to neighbouring properties and should not cause an adverse affect, such as overshadowing"*.

In respect of dormers, the SPD advises in paragraph 5.47 that *"They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line."*

Figure 5.13 helpfully gives illustrations to the type of dormers that would be permissible in the borough. One such acceptable form is a 'catslide' arrangement that is stepped back from gable ends and is unbroken to form 1 large dormer with the shallow pitched roof.

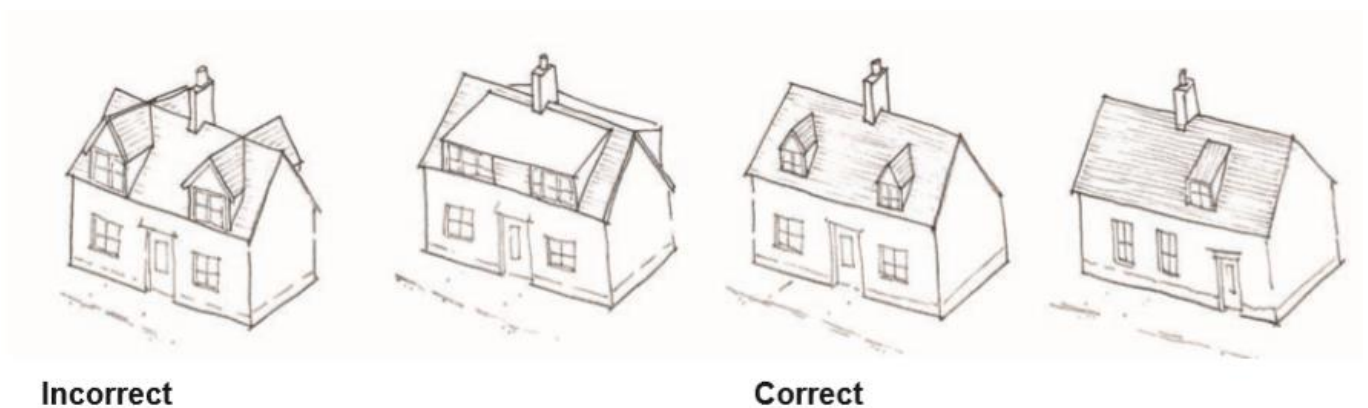
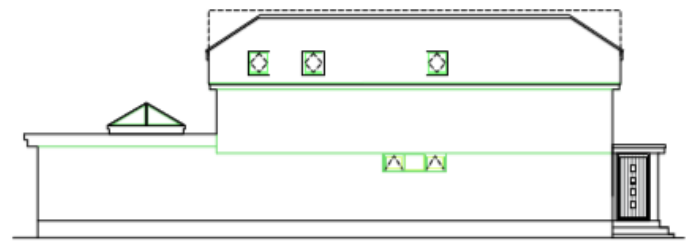


Figure 5.13 Appropriate Scale of Dormers (Source: Havant borough Council Design Guide SPD 2011)

Relevant Planning History

There was a previous planning application APP/18/00095 to carry out a first floor extension to form a two storey dwelling and single storey rear extension with render and cladding. That application was refused for the reasons of:

1. The proposed dwelling would by reason of its size, design and prominent siting be harmful to the existing character and appearance of the area, conflicting with the established pattern of development and spatial characteristics and setting of the street scene creating a cramped and crowded appearance. The proposal therefore conflicts with policy CS16 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 proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring properties at 23A and No 27 Wheatlands Avenue and loss of sunlight/daylight. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.



PROPOSED WEST ELEVATION - SCALE 1:100



PROPOSED EAST ELEVATION - SCALE 1:100



PROPOSED SOUTH ELEVATION - SCALE 1:100



PROPOSED NORTH ELEVATION - SCALE 1:100

Refused Elevations

3 Design Response

Use

The proposed development seeks to extend the existing dwelling house (Use Class C3) to form additional habitable accommodation in the roof space and single storey extension to the rear.

Amount

The proposal will demolish the existing roof and will require the construction of a replacement modest roof. Within the roof space created there shall be additional habitable accommodation to be used as ancillary to the main dwelling house. The proposed plans indicate 2 additional bedrooms to be formed in the roof. Headroom will be provided by 2no. 'catslide' dormers that lack any windows on the side elevations so will preserve neighbouring privacy. The position of the dormers are stepped back from the gable on the front and rear elevations and are positioned above the eaves/wall plate to appear subservient to the main dwelling.



Proposed front elevation showing 'catslide' dormers either side of the ridge but above the wall plate and eaves position

Such a design approach is strongly consistent with the Council's own preferred design stated in the Design Guidance SPD. If the front door of the Design Guidance SPD illustration was repositioned to the end gable, then such an illustration would appear very similar to the currently proposed arrangement.

The proposed massing of the roof form in terms of the gables on the front and rear elevations shall be consistent with several properties in the existing street scene such as no. 32 Wheatlands Avenue located south-east of the application site. The formation of the single 'catslide' dormer will have less width and prominence than the flat roof box dormer positioned to the front of no. 29 Wheatlands Avenue, only 2 properties from this site.

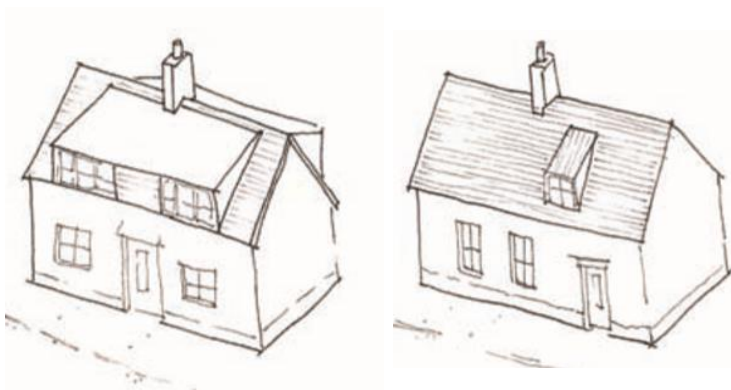


Figure 5.13 Appropriate Scale of Dormers (Source: Havant borough Council Design Guide SPD 2011)

The proposed ridge height would increase but will remain comparable and lower than other nearby chalet bungalows and houses. Due to the vast variance of roof form and architectural style of dwellings in the locality, there shall be no material harm to the street scene.

The proposed 'catslide' dormers are proportionate to the enlarged roof and positioned 2.75 metres from the front elevation in order to reduce their dominance and ensure that the gable is the main architectural feature when seen from the frontage of the site.

The overall design of the roof form maintains the appearance of a traditional pitched roof over the original bungalow so will accord with the character and appearance of the area.

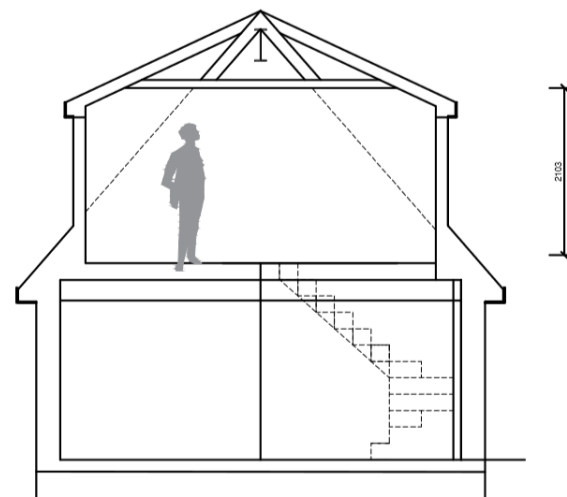
The proposed roof alterations and increase in mass will cause no material loss of natural light to neighbouring occupiers by reason its position and orientation. The bungalow is positioned slightly to the north of nos. 21 & 27 Wheatlands Avenue so shall not cast any harmful shadow. During the day, the sun will be positioned at its highest point so not to cast a long shadow over neighbouring gardens either.

The proposed development has been redesigned to ensue that it now fits within the street scene and will positively contribute to the character and appearance of this street, which in itself lacks any distinct character of built form, other than being detached dwellings on individual plots. The proposed development now fully accords with Council's Design SPD and represents high quality design, of which the Council has failed to identified any level of minimum standards that must be met.

Layout

The layout of the proposed scheme has principally been driven by the opportunities to create additional habitable accommodation within the new roof space without comprising the amenities of neighbouring occupiers.

The revised design and layout will retain the eaves level where they are presently positioned. Doing so will represent a significant improvement to the previously refused scheme. The formation of the gable ends and the 'catslide' dormers will created sufficient headroom to the meet the applicant's needs.



Proposed cross section
through the enlarged
chalet bungalow

The layout of the first floor will position primary bedroom windows on the front and rear elevations and will not prejudice neighbouring amenities.

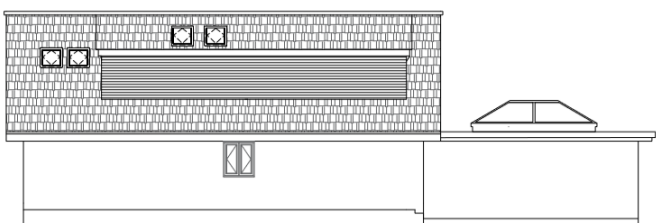
The proposed development will not be overbearing to the immediate neighbours as the separation or rhythm of development will be retained substantially as at present. Overall, it is considered that the proposed layout of the development respects the character of the area and the amenity of neighbouring properties.

Scale

According to the Council's Design Code, 'Scale' is exactly measurable and whether a building is in or out of scale with a human being or another building is a fact and not a matter of opinion. The concept of scale in buildings is the measure of the form of that building to the human scale and to the relative dimensions of other neighbouring buildings. Relative scale is obvious when a building is much higher than its neighbours but other factors such as the height of the ground floor, the size of doors and windows or the length of unrelieved wall can also have a significant impact on whether or not a building is in tune with human scale.

The proposed roof and the resultant chalet dwelling will be of a scale with neighbouring dwellings and will not appear disproportionate or out of keeping with the character or appearance of the area. The proposed roof is proportionate and the dormers will appear wholly subservient and are in keeping with the Council's own preferred design approach.

The proposed internal headroom height and external dimensions are in scale with the existing bungalow and the proposed extension to the rear is wholly proportionate again and in scale with the existing building and neighbouring structures.



Proposed east elevation with single storey extension and new roof

Appearance

The proposed replacement roof will be in keeping with the existing building and will create an attractive, useable and wholly appropriately architectural chalet bungalow that will positively contribute to the built environment, fitting in well with the established street scene.

The retention of the eaves level, essentially 'grounds' the roof to the existing building so it will appear as the original roof form over the dwelling, unlike the previously refused scheme. The final specification of the roofing material is still being discussed, but needless to say, whichever material is chosen, it will positively contribute to the diverse street scene.

The positioning of the proposed windows will positively protect the amenities of neighbouring occupiers by reason of preventing harmful overlooking.

Landscaping

The proposed development will have no implications for the landscaping of the site.

Access

The proposed development will have no implications for the parking provision on site.



Proposed rear elevation

3 Planning case

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 38(6) Planning and Compulsory Purchase Act 2004

Development Plan

Havant Borough Local Plan (Allocations) July 2014

The proposed development represents a significant improvement to the previously refused scheme. These proposals will now positively contribute to the varied street scene and no longer will appear cramped or over developed. As such in accordance with the new National Planning Policy Framework and Policy AL1, there is now a presumption in favour of the development.

The economic benefits of the scheme are the substantial financial investment by the applicant in terms of purchasing materials and employing local tradesman to undertake the works. The social benefit is the deliverability of a new chalet bungalow that offers flexible living conditions for intended occupiers and will add to the housing stock of the area. Finally the environmental benefits include better energy efficient materials and insulation, reduced energy emissions and no adverse harm to neighbouring occupiers.

Havant Borough Local Plan (Core Strategy) March 2011

The Local Planning Authority requires high quality design, yet its own policy lacks any actual benchmark specification that defines high quality. As such the proposed judgement is wholly subjective. In this location, there is no prevailing form that new extended dwellings must mimic, but in this case, the revised design of the proposed chalet bungalow will wholly accord with generalised characteristics of the street scene - namely pitched roof, dormers, limited extension at the rear and choice of materials.

The proposed extensions shall cause no material harm to neighbouring occupiers and no longer cause an overbearing effect. As such the proposed development accords with policy CS16.

Material Considerations

The new NPPF supports this type of development and clearly states there should be a presumption in favour of granting this type of development.

Conclusion

In the applicant's opinion the proposed development accords with adopted planning policies and can be justified and supported in planning terms.

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