

**194 SOUTHWOOD ROAD
HAYLING ISLAND**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**

Prepared by



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Contents

- 1 The Proposed Development**
- 2 The Site and Context Appraisal**
- 3 Planning Policy Context**
- 4 The Design Proposal**
- 5 Proposed Scheme Evaluation**
- 6 The Proposed Scheme Drawings**
- 7 Conclusion**

1. The Proposed Development

1.1 This document has been produced to summarise and explain the design development for the proposed modification and extension to the residential property at 194 Southwood Road, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms, drawings and reports listed below.

- Site Location Plan at 1:1250 scale
- Planning Application Drawings (schedule)
- Flood Risk Assessment

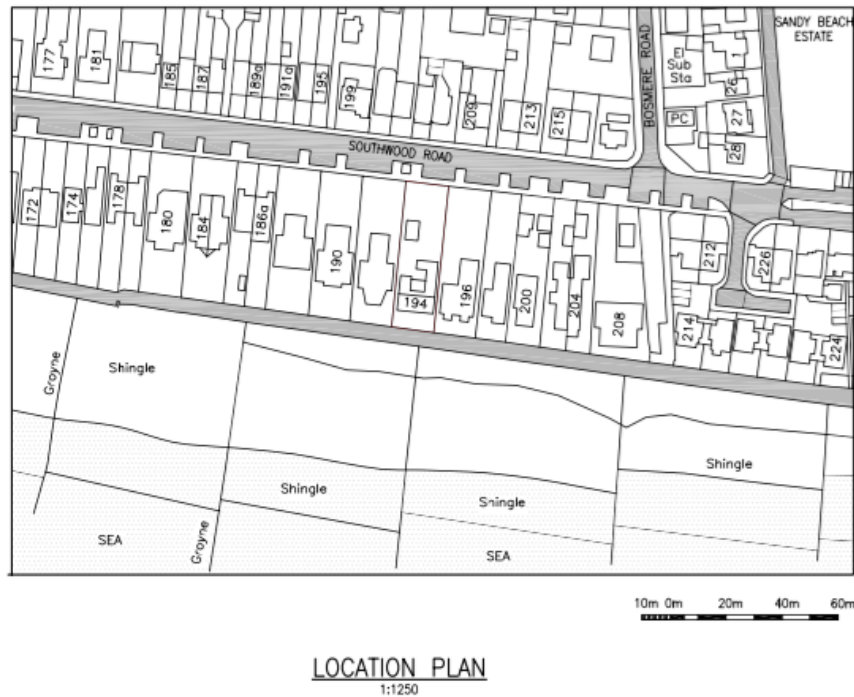
1.2 The detailed application is submitted in support of proposals to alter and extend the existing residential property at 194 Southwood Road. The proposed changes include:

- Re-modelling internal layout on ground and first floor with new window openings, infill of undercroft areas on ground floor with new shutters.
- New garage extension with entrance pavilion to match existing garage block.
- New terrace at first floor on the southern elevation and window details.
- Landscape garden with Jacuzzi and decking area within the reconfigured courtyard, new sea wall within southern garden area.

1.3 The design of the proposals has been carefully considered to ensure they are sympathetic to the adjoining properties and do not impact on amenity, mitigate any potential flood risk and act to reduce water runoff.

1.4 Below is a 'not to scale' location plan of the application site with the proposed building footprint and adjoining properties.

1.5 The parking area to the front of the property that has the capacity for several vehicles will be unaffected.



2. The Site and Context Appraisal

2.1 The application site is known as 194 Southwood Road; the site is 15m wide by 53m deep, the site area is 795 sqm. The existing property is located to the rear of the sites road frontage with the rear facing southwards onto the sea – in many instances this southern elevation is treated as the principle elevation as it has the prime sea views and access to the sea-walkway and pebble beach beyond. A number of the properties along this stretch have balconies or terraces at first floor to take advantage of the southern orientation and sea views.

2.2 The plots to the west of the application site 192, 190 and 188 Southwood Road have been redeveloped for larger scale apartment blocks with a number of units in each, the two storey, brick built properties have front elevations that project forward towards Southwood Road.

2.3 To the east of the application site 196 and 198 Southwood Road are large, 196 is a block with several flats, the two storey brick properties have building elements that project forward towards Southwood Road. No 200, 202, and 204 are single storey chalet bungalow style properties that have been extended over time and have garage blocks facing onto the street. No. 208 is a recent development of a substantial 3 storey wood clad residential building, built in a nautical style. No. 206 is a smaller property that faces onto the street.

2.4 To the north of Southwood Road the properties are a mixture of detached bungalows with large front and rear dormer roof extensions. Some more uniform two storey red-brick 1970's and 80's housing is also evident.

2.5 In general the scale and massing of the properties is quite varied, the width of the street

with perpendicular parking areas and the houses on the southern side generally set back gives a sense of openness and looser grain of development.



Southern elevation of 194 Southwood Road and adjoining properties (192 above)



Northern elevation of 194 Southwood Road and adjoining properties



Southwood Road is characterised by a wide range of roof forms, materials and location of building frontages in relation to the street frontage.

3. Planning Policy Context

National Planning Policy - National Planning Policy Framework (NPPF) 2012

3.1 The NPPF lays down a presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth.
- A social role – supporting strong, vibrant and healthy communities by providing a supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services.
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

3.2 At the heart of the NPPF is a presumption in favour of sustainable development. Thus, the decision-making process is required to approve development proposals that accord with the Development Plan or, where the Development Plan is absent or otherwise out of date, planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies contained within the Framework as a whole.

3.3 Section 6 of the NPPF requires Local Authorities to deliver a wide choice of high quality homes.

3.4 Para 99-104 of the NPPF sets out guidance on development that may be subject to flood related consideration, the accompanying online Planning Practice Guidance (PPG) on Flood Risk and Coastal Change provide tests and thresholds to protect property from flooding which all local planning authorities (LPAs) are expected to follow. Where these tests/thresholds are not met, new development should not be allowed. The NPPF specifically states that:

‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere’.

Relevant Policies from The Havant Borough Local Plan (Core Strategy) 2011

3.5 Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Development will be permitted where it:

- Carefully assesses the impact of individual proposals, and their cumulative effect, on

the Chichester Harbour AONB, and its setting.

- Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.
- Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
- Meets the policy aims of the Chichester Harbour AONB Management Plan and
- Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.

3.6 Policy CS15 Flood and Coastal Erosion Risk. Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

1. It meets the sequential and exception test (where required) in relation to PPS25.
2. The site is in a low hazard area as defined in the Strategic Flood Risk Assessment.
3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
4. The scheme incorporates flood protection; flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
5. Appropriate flood warning and evacuation plans are in place.
6. New site drainage systems are designed taking account of events which exceed the normal design standard.
7. It meets the sequential and exception test (where required) in relation to PPS25.

All development will be required to ensure that there is no net increase in surface water run-off. Priority should 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.

The council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan to ensure that development avoids areas at risk from coastal erosion and coastal flooding and that areas required to offset coastal squeeze and prevent habitat fragmentation, to allow species to adapt to climate change, are identified and protected from development.

3.7 Policy CS16 High Quality Design. All new development should demonstrate that its design:

- responds to local context, including integrating with existing landscape features, promotes bio-diversity, exhibits an appropriate design, integrates with transport links in the local area and respects the amenities of neighbouring properties;
- produces a positive relationship between buildings, street and spaces, both existing and proposed;
- contributes to the public realm close to the development;
- is inclusive in considering the needs of people with disabilities;

- mitigates negative environmental impacts through sustainable design and construction methods;
- adapts to the changing needs of the users and the change in climate over the lifespan of the building.

3.8 Policy CS17 concerns the concentration and distribution of development within urban areas. It states that development will be permitted that makes the most effective use of land within the Borough that:

- concentrates new housing development within five urban areas, including Hayling Island;
- prioritises development on previously developed land, including under-used land, in the urban area.

3.9 DM9 Development in the Coastal Zone. Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map:

1. Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINC's and Local Nature Reserves.
2. Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.
3. Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.
4. Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate.
5. Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours.
6. Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation.
7. Provides recreational opportunities that do not adversely affect the character and appearance of the coast.

4. The Design Proposal

4.1 The applicant is an Architect with some 30 years' industry experience and is well regarded for the quality and execution of his designs in both residential and commercial buildings. He has approached the design in a holistic way to make the property adapt and respond to the site, the external modifications are not considered to be a radical departure from the existing structure but will add some finesse to the dwelling.

Site Layout

4.2 The application site is 15m wide by 53 m deep, the site area is 795 sqm. This is large plot with a single detached dwelling, other similar plots on the street have either been developed for blocks of flats or have been sub-divided to accommodate separate properties

or structures closer to the street frontage. The southern elevation of the property overlooks the sea and there is a small patio area on this frontage. The main garden and garage block that extends onto the car parking area and Southwood Road faces north.

Access Site/Parking

4.3 Access to the site is from Southwood Road, a large car parking area is provided to the front of the property with capacity for 5/6 cars. Additional on street parking bays are available. The car parking area is unaffected, the garage area is to be extended to allow for more storage and a protected entrance area.

Levels & Habitable Space

4.4 The site is relatively level on Southwood Road rising towards the southern sea side frontage. The proposed remodeling on the ground floor area into the undercroft that will provide added protection to the building structure and improved bedroom areas – although the No. of bedrooms is not increased. More generous circulation space is provided.

Scale and Appearance

4.5 The footprint and scale of the proposed extension has been carefully considered to provide a harmonious and interesting street frontage that respects and responds to the form and 1970's architectural language of the host building. The roof form is unaltered, the chimney stack is to be rebuilt.

Sustainability

4.6 A fabric first approach has been adopted to ensure the building extension meets and exceeds current Building Regulation standards. A log burner will be installed that utilises locally sourced sustainable wood, under floor heating and wall mounted radiator will be provided as a back-up heat source. The property will be naturally ventilated and cooled, the orientation of the main windows and doors will assist with heating and cooling the building. Local trades people and, where possible, locally sourced materials will be used in the construction of the building.

5 Proposed Scheme Evaluation

5.1 Having regard to the relevant policies of the development plan it is considered that the proposed development responds in a positive manner to the main planning policy considerations namely:

- Appropriateness of design
- Effect on neighbouring properties
- Flood issues

(i) Appropriateness of design

5.2 The existing house was designed and built in the 1979, the original structure is in place and any features of merit will be retained. The applicants brief is to update the property so it provides more fluid and flexible accommodation better suited to modern day requirements. The main components of the remodeling and extension have been considered in some detail and are reviewed below:

- a. Re-modelling layout on ground floor, four to 3 bedrooms, with a new gym come fourth bedroom on the ground floor. The ambition is to create a more balanced dwelling and enhance the original courtyard layout.
- b. The garage block will form a more appealing setting to the house, the scale, massing and detailing will ensure it is subtle intervention that blends into the streetscape.
- c. New terrace at first floor on the southern elevation, in common with the adjoining properties, it will add interest to the southern elevation and the new window detailing will provide balance to the elevation.
- d. Reconfigured courtyard, the central courtyard will be redesigned to provide a more appealing entrance to the property within a landscaped setting, a decked area with a Jacuzzi and enhanced sea defences will be provided.

5.3 The architecture of the host property has modernist 1970's aesthetic, the brick elevations and slate roof are typical of materials in the immediate vicinity. The street elevation differs from the surrounding properties as the garage block and inward looking courtyard presents a more internalized built form than adjoining properties. The proposed alterations and extensions add an improved balance and outward looking aesthetic whilst being sensitive to the host property. The development meets the requirements of policy CS16 of the HBLP (Core Strategy), there is positive impact on the existing streetscene and the visual amenity of the locality.

(ii) Effect on neighbouring properties

5.4 The proposed alterations new extension will be visible from the neighbouring properties. The adjoining flats at 192 have a number of windows on the east elevation, these appear to be bathroom windows and have obscured glazing. The flank wall of 196 Southwood does not have any windows, the protruding wing to the front does, this elevation is some 5m from the boundary of the application site. The proposed development will have no material impact on daylight/sunlight and privacy of the adjoining properties as the

extension is north facing and no windows are proposed on the west elevation.

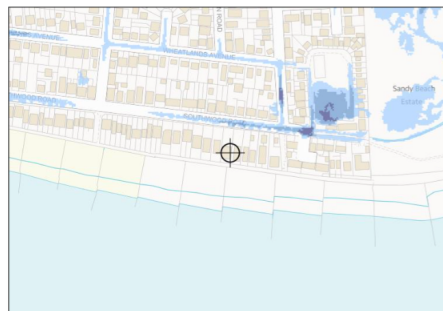
5.5 The properties on the northern side of Southwood Road are some 35m away from the proposed extension and will not be impacted by any proposed development on the site, if anything their outlook will be improved.

(iii) Flood issues

5.6 According to the NPPF and the Environment Agency (EA) standing advice on development and flood risk, as well as the low detail, national-scale flood mapping created on behalf of the EA the site is partially located in Flood Zone 3 (High Risk; 1 in 200 or greater annual probability of flooding from the sea (>0.5%)) and partially located in Flood Zone 2 (Medium Risk; between 1 in 200 and 1 in 1000 annual probability of flooding from the sea (0.5%-0.1%)).



Flood Zone Map



Surface Water Map

5.7 The EA Risk from Surface Water Flooding map has identified the site to be located in an area that is of “Very Low” risk of surface water flooding (Figure 3). With a less than 0.1% chance of flooding annually from this source. There are small areas of “Low” and “Medium” risk of surface water flooding along Southwood Road. Areas identified to be a “Low” risk have between 0.1% and 1% chance of flooding annually and areas at “Medium” risk have between 1% and 3.3% chance of flooding annually. As such the risk from surface water flooding to the site can be considered relatively low.

5.8 The nearest watercourse/waterbody to the site is the English Channel, the Mean High Water line of the English Channel is located approximately 50m to the south of the proposed development site.

5.9 The site is located within Policy Unit 5AH105 (Chichester Harbour Entrance to Langstone Harbour Entrance) of the North Solent Shoreline Management Plan. The short, medium and long-term policy for policy unit 5AH105 is to hold the line. Details from the EA has shown that the site benefits from defences in the form of a vegetated shingle beach with timber groynes, sand dunes and embankments and a raised masonry wall.

5.10 Given the small scale nature of the proposed development, and the fact that built footprint for the existing residential property will increase post-development by approximately 7sqm, as such surface water runoff will continue to be managed via the existing system associated with the existing building.

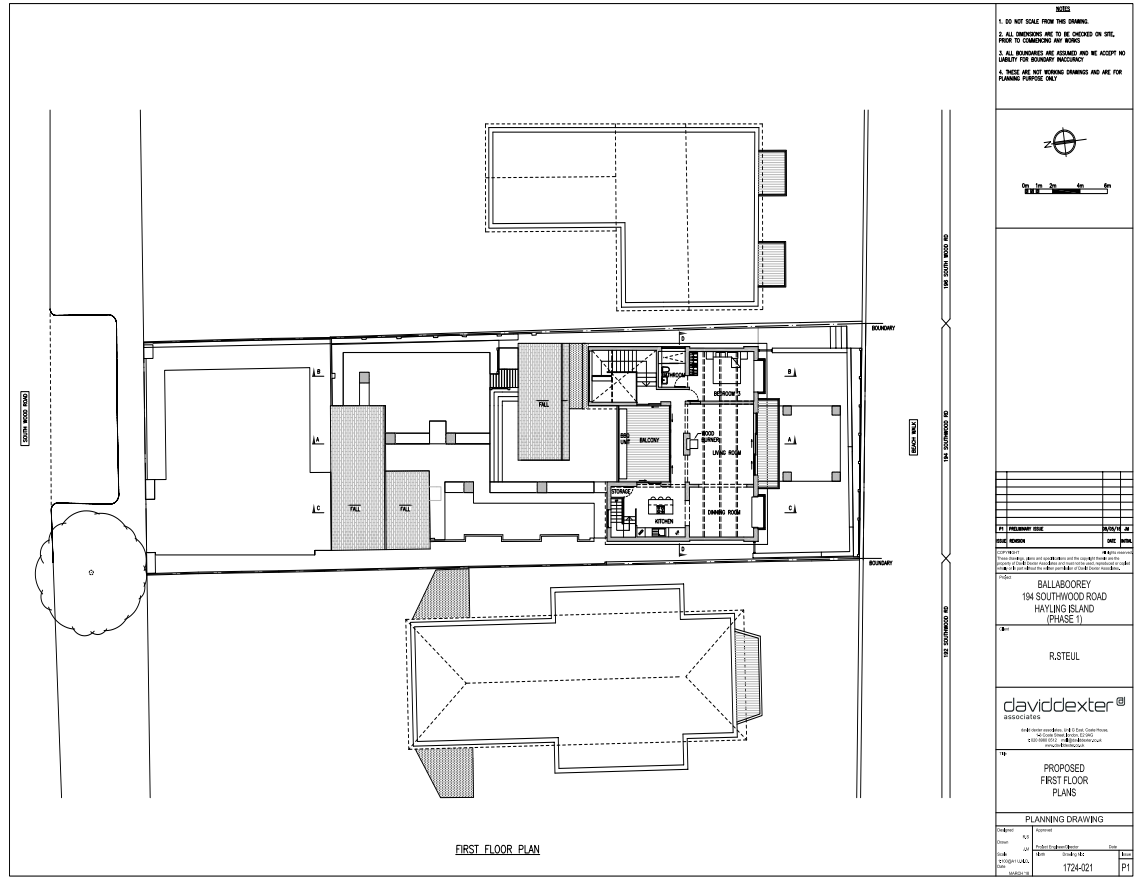
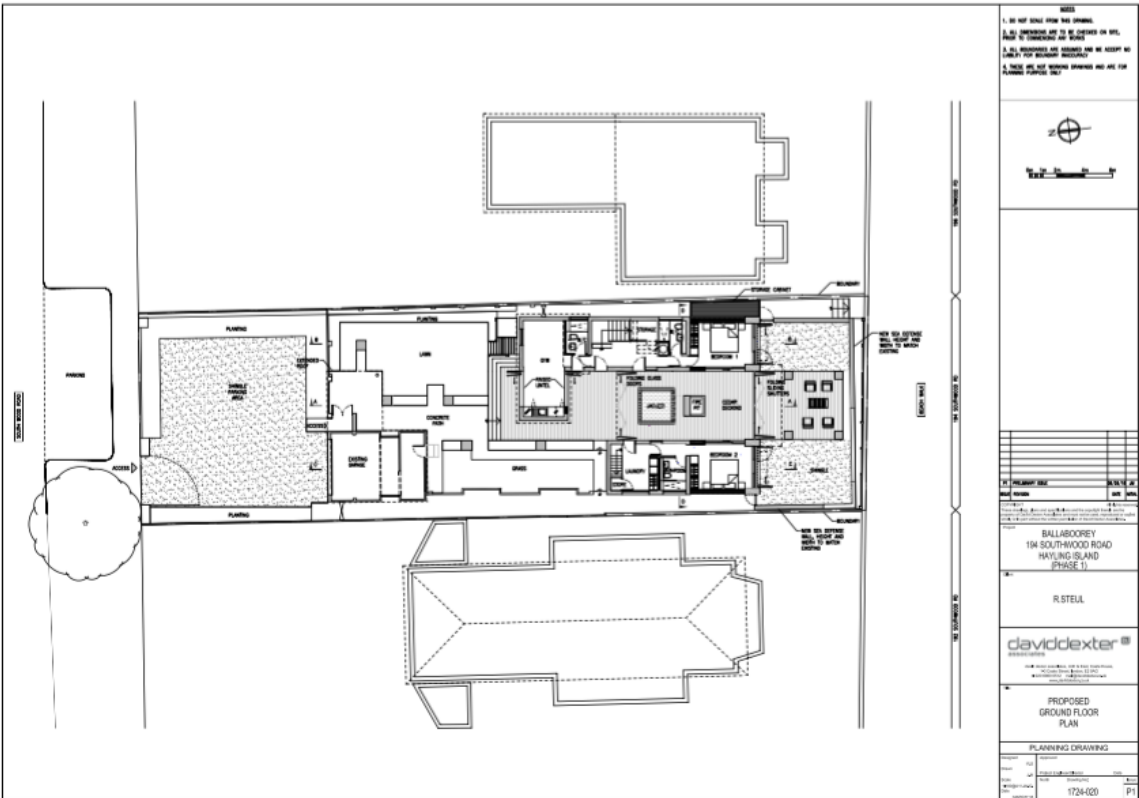
5.11 The existing building consists of 5 bedrooms, 4 of which are located on the ground floor. Post- development, one of the existing bedrooms will be converted to an entrance foyer and the bedrooms on the ground floor reduced to 2 with a third room used for a study/gym and occasional bedroom.

5.12 As such, and given that:

- a) the site lies within a developed residential area with substantial flood defence infrastructure;
- b) the proposed development is for the extension of an existing residential dwelling, and considered to be a 'minor development';
- c) the site lies within an area where the long-term policy for the coastline is 'Hold the Line';
- d) in terms of flood vulnerability, significant betterment can be achieved through the implementation of flood warning procedures;

5.13 Under PPG revised in March 2015, new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Drainage proposals will limit the additional runoff generated from the increase in developed area on the site to greenfield runoff rates if practicable. The only additional area with built form is the proposed new garage and the water run-off from the roof will be deposited in soakaways. Paving will be permeable where possible or have runs to soakaways.

6 – The Proposed Scheme Drawings



7 Conclusion

7.1 The scale, siting and design of the proposed remodeling and extension to the host property is considered to be acceptable and in keeping with the planning policy guidance. The footprint of the property is substantially smaller than the adjoining ones and fits comfortably within its site context and reflects the varied spacing and rhythm of the street scene and adds positively to the townscape context.

7.3 The applicant will implement a sensitive landscape scheme to include indigenous plant species that are found in the coastal area and more naturalistic hard surfaces such as shingle paths; this will enhance the character of the site and wider area and provide ecological benefit over the existing baseline position.

7.4 A Phase 1 Flood Risk Assessment (FRA) has been prepared by Ambiental and is submitted as part of the application. The report follows the guidelines contained within the NPPF and concludes that the “proposed development type is considered to be suitable. The proposed scheme design has evolved to adapt to flood risk, there is a reduced number of habitable rooms on the ground floor, all rooms on the first floor are considerably above forecasted flood levels. Additional measures will be implemented in the building construction to minimise the impact of flooding on the property and adjoining environment, including:

- Prevent sewage from flowing back from toilets and sinks by fitting non-return valves
- Electrical sockets to 1.5 meters above the ground floor level to prevent wiring getting damaged
- Water resistant flooring on the ground floor
- Secondary flood defense wall within the south facing garden of the property.

7.5 The NPPF sets out a clear presumption in favour of development that can be considered sustainable and appropriate to its context. The application site is in a built-up area where the planning policy framework both recognises and indeed supports the benefits of windfall development on garden land. The planning balance of the proposed development clearly points to the approval of the application, the applicant is committed to building a property of quality, that is adaptable and will help embed him in the local community for some time to come.