



Neighbourhood Character Assessment

49 St Thomas Avenue, Hayling Island, PO11 0EU

Mr & Mrs Welch

November 2018

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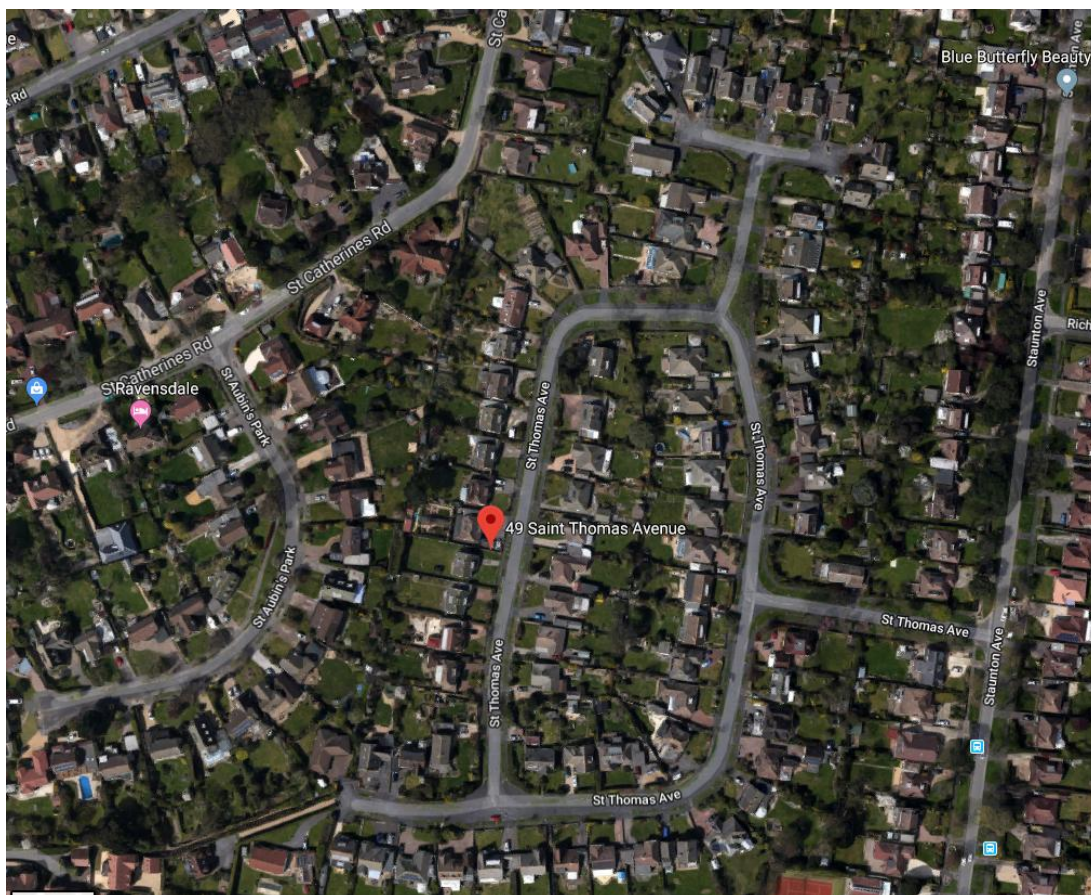
1.0 Generally

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1.0 Generally

- 1.1 This Neighbourhood Character Assessment forms part of a Householder Planning Application to Havant Borough Council for the re-application of APP/18/00753 at 49 St Thomas Avenue, Hayling Island, PO11 0EU.



- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

18035 -	110	Location Plan
	111	Location Plan: Roof Analysis
	201	Existing Plans
	301	Existing Elevations
	410	Proposed Plans
	510	Proposed Elevations

- 1.4 Planning Application APP/18/00753 was submitted for 'Single storey rear and side extensions, two storey front extension. Dormer extensions to rear and front. Amend fenestration' and was approved on 11th October 2018.
- 1.5 The front extension was approved with a hipped roof. This re-application is to apply for a gabled roof to the front extension.
- 1.6 APP/18/00753 was submitted with a proposed gabled roof to the front extension. The case officer requested the roof be amended to a hipped roof, as follows:
- Following a visit to the site the streetscene contains predominant chalet bungalow and bungalow dwellings **all of which have a hip style roof to the front** and therefore I have concerns with the gable roof proposed to the front two storey extension.*
- Having such a prominent gable to the front of No 49 shall make the works stand out significantly **within a streetscene of hipped dwellings**. This dominance and out of keeping design is considered to adversely impact the character of the area and is **not in keeping to the locality and hipped design of roofs present**.*
- Although the application site can accommodate a forward extension it is considered that a **hipped roof would be more appropriate and in keeping to the immediate locality and would tie No 49 into the streetscene**.*
- (Case officer email on 18th September 2018)
- 1.7 Although the applicant did not agree with the information stated above, the application was time-sensitive and amended drawings were submitted to Havant Borough Council on 25th September 2018.
- 1.8 The applicant has taken the comments of the case officer in to account and this Neighbourhood Character Assessment has been undertaken in support of the re-application.

2.0 Analysis

- 2.1 St Thomas Avenue is incoherent in style and layout. The avenue initially runs west off Stanton Avenue before turning north/south in an ellipses layout. There is one fork off to the north (at the northern end of the ellipses), and another to the west (at the southern end of the ellipses).
- 2.2 Staunton Avenue dates back to the 1900's and St Thomas Avenue is shown on historic maps from the 1960's. There has been little alteration since and the avenue

is in much need generally of modernisation to be suitable for younger families. The way people live has drastically changed since the 1960's, with young families now looking for 'open plan' internal layouts, which the 1960's houses do not provide.

- 2.3 The National Planning Policy Framework (NPPF) 2018 is broadly in favour of sustainable development. This presumes that providing suitable accommodation for local families so that they do not have to move away from the area will be looked on in a favourable light. It also presumes that the re-use of existing underutilised buildings is preferable to building new housing stock, even when this requires alterations and modifications.

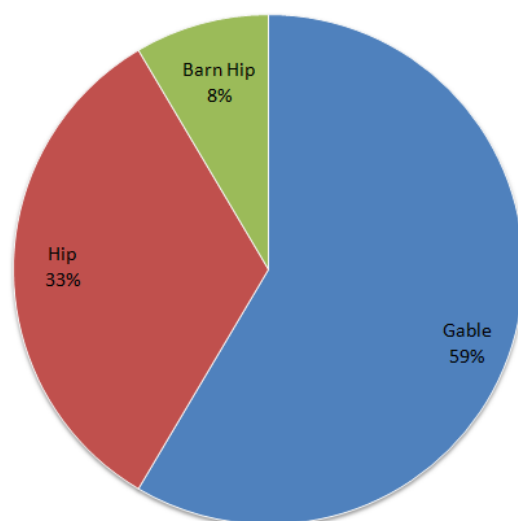
- 2.4 The proposed works are intended to modify the house to meet the Lifetime Homes Criteria:

*The concept of Lifetime Homes was developed in the early 1990s by a group of housing experts, including Habinteg Housing Association and the Joseph Rowntree Foundation. The group was formed because of **concerns about how inaccessible and inconvenient many homes were for large sections of the population**. Lifetime Homes was developed to ensure that homes are accessible and inclusive.*

- 2.5 The proposed works to the property are being undertaken for the reasons stated in 2.3 and 2.4 above. The applicants are a young family who have rented in St Thomas Avenue since 2013, and have bought the property in 2015 in order to continue living locally. The applicant's parents have also lived in St Thomas Avenue, so the neighbourhood is important to them. It is important to be able to make amendments to the property to allow for longevity of the applicants' residence.

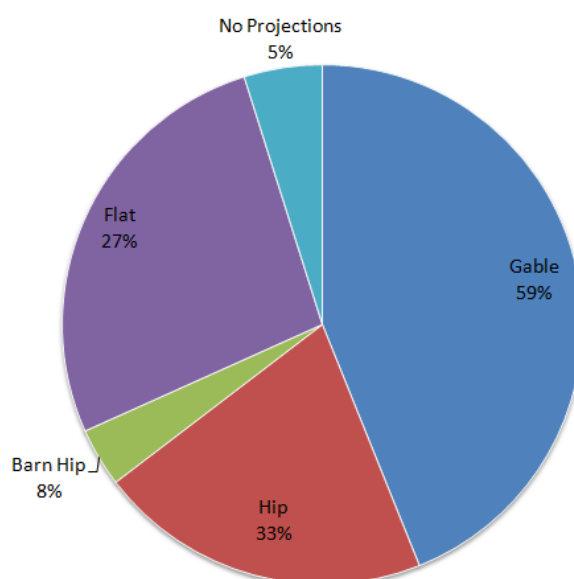
- 2.6 There is no Neighbourhood Plan available for design guidance; therefore, the applicant has undertaken their own evaluation of the 82 properties in St Thomas Avenue:

Gabled Main Roof	48 properties
Hipped Main Roof	27 properties
Barn Hipped Main Roof	7 Properties

Main Roof Types

- 2.7 The proposed gable is for a front extension; therefore an analysis was also undertaken on the street facing extensions/projections on St Thomas Avenue:

Gabled Projections	36 properties
Hipped Projections	17 properties
Barn Hipped Projections	3 Properties
Flat Roof Projections	22 Properties
No Projections	4 Properties

Projection Roof Types

- 2.8 As shown above, there is a **clear dominance of gabled roofs** on St Thomas Avenue. For this reason, the applicant proposes to amend the front extension as approved in APP/18/00753. As said Planning Approval has approved the front extension in 'mass and bulk' this Planning Application will therefore relate to the design of the roof only.

The NPPF 2012 states the following:

*60. Planning policies and decisions **should not attempt to impose architectural styles or particular tastes** and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.*

The analysis in 2.6 and 2.7 above highlights the roof design in the locality, which is biased towards gabled roofs. Therefore, the proposals reinforce the local distinctiveness.

3.0 Policy

- 3.1 The National Planning Policy Framework (NPPF) 2018 states:

*125. **Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.** Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

The Havant Borough Council Local Plan (3036) does not set a clear design vision for extensions to existing properties. As stated in 2.6 above, there is no Neighbourhood plan. There is a Design Guide Supplementary Document for Hayling Island which does not reflect local aspirations, however does describe the area:

The character area is dominated by multiple phases of mainly residential development. There is a mix of mostly large inter-war and post-war detached housing. The density of development is generally relatively low. Detached houses incorporating large gardens are common.

- 3.2 The proposals do not affect the 'challenges' or the 'opportunities' of the design guide for the area:

Design strengths, challenges and opportunities

Strengths
• A rural village atmosphere along roads such as Sinah Lane • Linear development out along North Shore Road helps connect the built environment with the adjacent rural landscape • Reasonable access and connectivity due to a semi-formal grid network of roads and lanes, some footpath access and further connectivity to open sea fronts and countryside • A large number of mature trees to rear gardens forming significant groups, some street trees and trees to front gardens (including remnants of historic lane boundaries) adding to the tranquil character of most roads • Strong mature tree avenues along Sinah Lane and Staunton Avenue
Challenges
• Large plot sizes could be at threat of infill/backfill development, or redevelopment to multiple units
Opportunities
• Consider designation of an 'Area of Special Townscape Character' for Staunton Avenue and area to west, to allow control over infill development, inappropriate boundary treatments etc • Avoid redevelopment of housing plots on Sea Front Road which would impact on the open character of the coastal plain • New development within this area should not be visually intrusive or degrade the countryside edge. Special attention should be given to the latter and measures to improve the landscape edge, without affecting accessibility, should be taken • The loss of mature trees and hedges, which add to the quality of the area should be discouraged • Maintain quality vernacular boundary treatment (red brick and flint walls) and encourage the use of these materials in new developments

- 3.3 As stated above, the front extension has been approved in 'mass and bulk' therefore this application is to seek Planning approval for the re-design of the roof. Therefore the following policy from the NPPF 2018 applies:

*130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, 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.** Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

The proposals are to improve the quality of the property for modern day living, in line with the Lifetime Homes Criteria (design standards) which is proposed to be completed to a high standard. The proposals do not fail to take in to account the opportunities for improving the area (as shown in 3.2 above) as there is no infilling or alterations to boundary treatments proposed.

3.4 Additional relevant policy from the NPPF 2018 below:

131. *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.*

8) b) *a social objective – to support **strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations**; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

3.5 Relevant policies from the Havant Borough Council Draft Local Plan 2036:

Policy E10:

a. Planning permission will be granted for development which:

*i. Contributes **positively to local identity by maintaining or enhancing the distinctiveness of landscapes and settlements***

ii. Incorporates any key landmarks and natural features on the site into the design of the scheme and protects them from destruction or deterioration

iii. Integrates successfully with the local landscape surrounding the site

iv. Protects key views of important landmarks and landscapes

v. Protects or enhances existing rights of way and, where possible, facilitates access to nature and undeveloped areas for recreation.