



DESIGN AND ACCESS STATEMENT

PDP Architecture llp

DEVELOPMENT OF 1 CAR PORT WITH ANNEXE

22 MANOR CLOSE

HAVANT

11/2017

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INTRODUCTION

PDP Architecture llp is submitting this planning application on behalf of our client, Mr and Mrs Heaton.

Please note that this application should be read in conjunction with all submitted drawings.

LOCATION AND CONTEXT

The client wishes to construct a single storey carport to replace the existing dilapidated car port in the rear of their garden at 22 Manor Close, Havant. The rear garden currently has vehicle access onto a gravel road leading onto Prince George Street, near the short stay car park entrance. The gravel road is being used by the residents of Manor close as their primary access road. The proposed development will retain the access and provide sheltered parking for two cars and would not increase vehicle traffic to or from the site. Manor Close faces onto a footpath accessed from The Pallant.

The site sits within the St Faith's ward and forms part of St Faith's conservation area. It is worth noting that a previously approved scheme of similar scale and intent in the area includes Land rear of Grove Road (App/14/00065).



Figure 1 - Land Rear of Grove Road

SITE PHOTOGRAPHS

From top left:

Approach to site, view
from Prince George
Street

Proposed Site viewed
from access road

View of current sheds

View to 22 Manor
close



MASSING AND LAYOUT

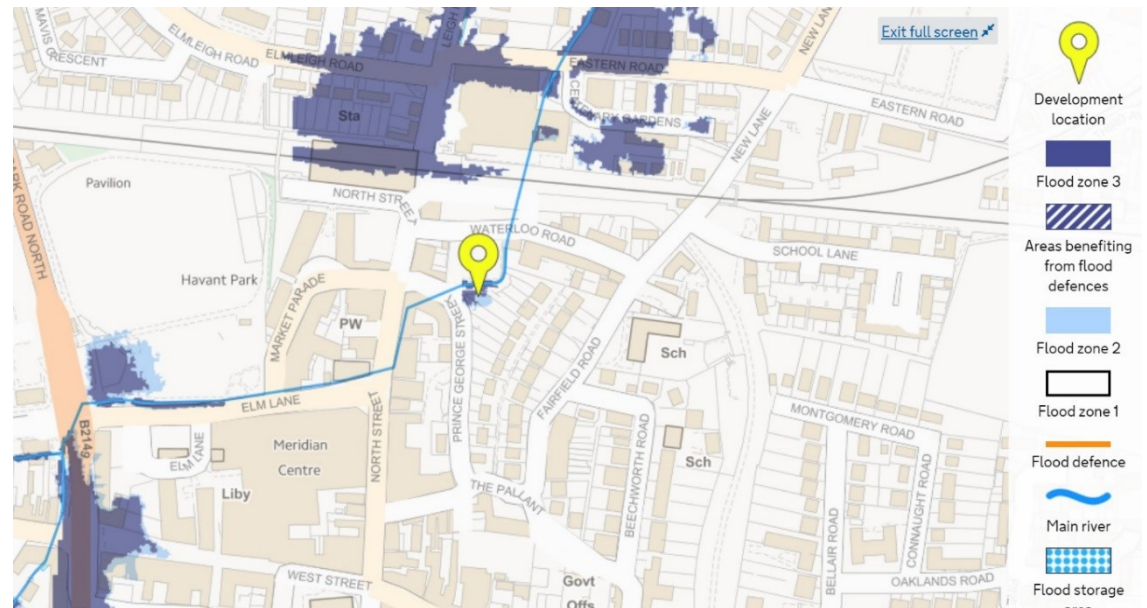
The proposed development in the rear garden of 22 Manor Close will be a single storey structure with pitched roof and gable ends. The ground floor will function as a car port facing north west with an annexe in the loft space accessed from a separate entrance on the north east elevation. The building has been designed to incorporate the comments received from the planning officer and conservation officer during pre-application advice. Please see appendix A for the full comments received 19th October 2017. The footprint will result in the garden of 22 Manor Close reducing in length from 30 meters to 22 meters. The site being in the St Faith's conservation area requires the design to have special regard to the enhancement and appearance of the area. The submitted development is of minimal impact on neighbouring amenities or overall conservation area both in scale, footprint or layout and is arguably an improvement on the current sheds in the rear garden. The design incorporates the request for low ridge heights and small footprint, and windows are located in such a way that they do not overlook neighbouring amenities. There is no loss of sun- or daylight. The structure is unlikely to be overbearingly visible from Prince George's Street due to dense vegetation around the site.

APPEARANCE AND MATERIALS

The proposal aims to complement the existing Manor Close development by use of building technique and materials. The proposed garage and dwelling would be constructed of red facing brick. The main roof would be gabled with tiled roof covering to match the local vernacular. The proposed dormer on the north west elevation adds a point of visual interest to the access.

FLOOD RISK ASSESSMENT

This map is retrieved from the Environment Agency on the 02/11/2017 and is in compliance with EU Floods Directive 2007/60/EC. The map shows a very small area of the rear of 22 Manor Close that lies within Flood Zone 2. Generally Havant is very flat and levels vary little as can be seen. Our clients have lived in the property for 30 years and during that time have only experienced flooding on one occasion 25 years ago. On this occasion some very minor flooding occurred in Prince Gorge Street and at the bottom of their rear garden. This was caused by maintenance issues where the piped underground stream runs on the surface for a few meters on the south side of the carpark. This issue has now been resolved by regular maintenance. Irrespective of the above the habitable accommodation proposed is all located at 1st floor level well above ground level, and the slab for the car port will be cast 200 mm above the adjacent existing ground levels, thereby resolving any future potential issues should they ever occur.



19 October 2017

Site Location: 22 Manor Close, Havant, PO9 1BD

Re: Proposed double car port with 1 bedroom annexe above.

Dear Ms Rorvik

I am writing to you following your further enquiry and revised plans received on the 23 August 2017 regarding the above address and apologise for the delay in my response to you.

From the amended details submitted I understand the proposal is for a self contained annexe in the rear garden of 22 Manor Close (which would be ancillary to the property) to include a kitchen/living room/bedroom area, shower room and double car port. The front access door into the annexe would be on the north east elevation. I would advise that the main issues in determining any future applications on the site are considered to be:

1. The principle of development
2. The impact on the character and appearance of the conservation area
3. The impact on neighbours' residential amenities
4. Highway matters
5. Arboricultural matters
6. Flood risk
7. Ecology
8. Developer contributions/Community Infrastructure Levy

The comments provided in sections 1, and 3 to 7 inclusive are consistent with those provided in my previous letter to you.

1. The principle of development

The site is located within the urban area where new development is normally considered to be acceptable subject to other development control criteria.

2. The impact on the character and appearance of the conservation area

The Council's Principal Conservation Officer was consulted and provided the following comments:

The Site is located within the St Faiths Conservation Area as such it is therefore necessary to have regard to:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. The amended scheme still appears large, but is an improvement to the original proposal. I do have concerns with the south eastern elevation which has a particularly vertical emphasis. I would recommend that this is amended appropriately to match the north western elevation, together with a reduction in the overall height of the building of a minimum of 0.8 metres. I would also advise that the footprint is not increased further.

3. The impact on neighbours residential amenities

The scheme will need to take account the nature of surrounding development and how this would relate to the proposed annexe. It is considered the location and size of the proposed annexe may appear overbearing and adversely affect the amenities of the occupiers of 21

and 23 Manor Close. The full impact on neighbours residential amenity would be assessed in detail during the consideration of any planning application.

4. Highway matters

The Council's Development Engineer was consulted and provided the following comments:

No adverse comment on any future application subject to the ability for vehicles to turn on site and enter North Street/Prince George Street in a forward gear. However, the red line should include access to the highway and clarification of the parking for the proposed and new property will be required.

5. Arboricultural matters

Due to the position of the proposed development, arboricultural information would need to be submitted to allow for an informed view to be given.

6. Flood risk

The Environment Agency were consulted and provided the following preliminary opinion:

The development raises some environmental concerns/issues and further work will need to be undertaken to show how these issues can be satisfactorily addressed to ensure no adverse environmental impacts.

Flood Zone 2

The site is located in Flood Zone 2, defined by the National Planning Policy Framework (NPPF) as having a medium probability of flooding from rivers or the sea. It is a requirement of the NPPF that any planning application submitted for development within Flood Zone 2 is accompanied by a Flood Risk Assessment (FRA). This requirement must still be met. In the first instance we recommend the developer/applicant liaises with the Local Planning Authority (LPA) to undertake the Sequential Test in accordance with the NPPF. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. We would advise the developer/applicant to contact the LPA to discuss how the flood risk Sequential Test will affect this proposed development. If the Sequential Test can be demonstrated, a FRA will also need to be submitted with the planning application. We would recommend that the FRA demonstrates the following as a minimum:

- That all sources of flooding have been considered. This includes tidal, river, surface water, groundwater and infrastructure failure. Even though the site is situated within a medium Flood Risk Zone, localised flooding can still occur from sources such as rising groundwater levels, nearby ditches and watercourses, burst water mains, road drains, run-off from hillsides, sewer or drainage system overflows etc.
- Predicted flood levels should be provided, and Finished Floor Levels (FFLs) set above the level for climate change. Where predicted flood levels are unknown, we would recommend that for new development FFLs be set above existing ground level. Further guidance on the requirements of guidance on requirements for undertaking a FRA can be found via the below website:

<https://www.gov.uk/flood-risk-assessment-for-planning-applications>

In areas at risk of flooding, we recommend that consideration be given to the incorporation into the design and construction of the development of flood resilient and resistant measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Whilst we encourage the provision of such measures, the approval or otherwise of these lies with the LPA in consultation with relevant specialists. Additional guidance can be found in the Communities and Local Government Publication 'Improving the Flood Performance of New Buildings: flood resilient construction', which is available here:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

The Environment Agency does not produce or recommend companies that prepare FRAs. However, contact details for external consultants who specialise in the production of FRAs and drainage schemes can be found at the following websites:

<http://www.ciwem.org.uk> (searching under desired geographical region) or

<http://www.endsdirectory.com/search/>.

The Environment Agency can provide information on predicted flood levels and historical flood data for use in FRAs. For further information on the data we can provide, please visit our website at <https://www.gov.uk/planning-applications-assessing-flood-risk> or contact our Customers and Engagement team on: SSDEnquiries@environment-agency.gov.uk

Foul Drainage

When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works (those provided and operated by the water and sewerage companies). This should be done in consultation with the sewerage company of the area prior to the submission of a formal planning application. If connection to a public sewage treatment plant is not feasible, a package sewage treatment plant may be considered. Guidance is available online at:

<https://www.gov.uk/government/publications/sewage-treatment-and-disposal-where-there-is-no-foul-sewer-ppg4>

Source Protection Zone 1

The proposed development is located within a groundwater Source Protection Zone (SPZ)

1. We have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used across the country for public drinking water supply. These zones are more sensitive to contamination from activities that might cause pollution in the area. The closer the activity, the greater the risk. SPZ1s are the areas designated as most at risk from contamination and development activities. For further information please refer to our Groundwater Protection Policy which can be found at:

<https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

Pollution Prevention

We recommend you incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes which can be viewed at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Works in or near a Watercourse

We would expect that all works are undertaken following current best practice and with minimum impact on water quality. We would advise the applicant to adhere to the Environment Agency's prevention guidance can be viewed at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Flood Risk Activity Permit

Please note that this development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. Any works located in, over, under or within 8 metres of a main river or 16m or a tidal defence, is likely to require a Flood Risk Activity Permit from the Environment Agency. The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506. The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit. Further details and guidance are available on the GOV.UK website:

www.gov.uk/guidance/flood-risk-activities-environmental-permits

Further Advice from the Environment Agency

Following receipt of the above Preliminary Opinion, if the developer/applicant would like any further detailed advice in relation to their proposal, we would be happy to provide this subject to a charge. We currently charge £84 an hour, per person's time. As part of this service, a dedicated project manager will coordinate the advice from different teams within the Environment Agency. Our service will include bespoke technical and planning advice if you request this. This will allow the developer/applicant to have greater clarity on the assessments needed to accompany the planning application and certainty about whether the development is acceptable before a formal application is submitted. Please contact the Sustainable Places team to discuss this further at: PlanningSSD@environment-agency.gov.uk

Disclaimer

Please note that the view expressed in this letter by the Environment Agency is in response to the enquiry only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application. As part of this preliminary response we have not technically reviewed any documents. This opinion is based on the information submitted and current planning policy and guidance.

7. Ecology

From the 30th June 2014, the Council introduced the Solent Disturbance Mitigation Project (SDMP). However, as the proposal is to be ancillary to the main dwelling, I am of the view it would not be subject to the SDMP contribution in this instance.

8. Developer Contributions/Community Infrastructure Levy

I am of the view the proposed development is unlikely to be subject to the Community Infrastructure Levy, although the appropriate forms would need to be accompanied should an application be submitted.

Conclusion

In conclusion I am of the view that whilst the revised proposal has been reduced in size, in order for the scheme to be acceptable the further amendments as stated above will need to be addressed. I trust that the above guidance is helpful in assessing the feasibility of the proposal. If you do have any further queries, please do not hesitate to contact me.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted. This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

B A Crawford

Mrs B Crawford
Planning Officer

Our Ref: GEN/17/00606