

DESIGN & ACCESS STATEMENT

Myrtle Villa, Manor Road, Hayling Island PO110QX

Proposed construction of chalet bungalow including car parking, cycle and refuse storage. Alterations to existing property and vehicular access.



Fig1 View of site looking north east

1.0 INTRODUCTION

- 1.01 This Design & Access Statement has been produced on behalf of the applicant Douglas Construction Ltd, in support of a Full Planning Application in relation to the proposed construction of one 3 bed chalet bungalow including alterations to the existing property and vehicular access.
- 1.02 The National Planning Policy Framework (27 March 2012), Planning Practice Guidance (6 March 2014), Havant Borough Local Plan (Core Strategy) March 2011, Havant Borough Design Guide SPD (December 2011), Housing SPD (adopted 27 July 2011) and Parking SPD (adopted July 2016) have all been key in informing the design of the site development and the production of this Design and Access Statement.
- 1.03 This Design statement should be read in conjunction with PLC Architect's drawings 17.2275.100P1 & 101P2, and Solent Surveys drawing 13965S1.
- 1.04 This application seeks to make more efficient use of the site, which currently includes a semi-detached house and large garden. The application proposes the infilling of the side garden area to accommodate a single two bed chalet bungalow. It is proposed that the existing vehicular access is reconfigured to enable parking for both existing and proposed dwellings.



Fig 2: Site frontage viewed from Manor Road looking east

2.0 THE SITE

- 2.01 The site (0.04ha) is located within the settlement area boundary of Hayling Island, on the eastern side of Manor Road (A3023), approximately 40m to the north of the vehicular access to the Oven Campsite. The locality generally comprises residential properties of single and two storey height. To the east of Manor Road is the extensive Hayling Island Holiday Park and The Oven Campsite. St Patricks Church and graveyard lie to the south of the Oven junction. Views towards Honeyrings Copse and open fields present a semi-rural feel to the location. Fields to the west are recognised as being important habitat for Brent Geese.
- 2.02 The site comprises a semi-detached, post war, two storey brick dwelling of traditional design. The site includes extensive garden area to the side and rear which is generally open but bounded by a low brick wall to the front with timber fencing to the side and rear boundaries where there are two outbuildings.
- 2.03 Watergate is the neighbouring chalet bungalow, located directly to the south of the site. The original property has recently been extended and includes side staircase window which faces the northern boundary.
- 2.04 The Environment Agency flood maps confirm that the site falls within Flood Zone 1; an area not considered at risk from flooding
- 2.05 The site is not located within a Conservation Area nor are there Listed buildings in the immediate locality.

3.0 PLANNING POLICY

3.01 Policies contained within The National Planning Policy Framework (27 March 2012), Planning Practice Guidance (6 March 2014), Havant Borough Local Plan (Core Strategy) March 2011, Havant Borough Design Guide SPD (December 2011), Housing SPD (adopted 27 July 2011) and Residential Parking and Cycle Provision SPD (adopted March 2010) will apply.

3.02 Policies CS6, CS11, CS17 and DM23 of the Havant Borough Local Plan are particularly relevant.

4.0 PLANNING HISTORY.

4.01 There is no relevant Planning application history evident on the Local Authority website.

5.0 SCALE

5.01 The immediate locality characteristically includes residential properties of single, and two storeys. The application site comprises a two storey, semi-detached house whilst the neighbouring plot to the south includes detached chalet bungalow. The application proposes an infill detached, chalet bungalow fronting Manor Road. The scale of the new dwelling will be appropriate to the immediate and local context.

6.0 AMOUNT AND USE

6.01 The application proposes a 97.7sqm (GIA), detached, three bed chalet bungalow. The dwelling will include associated bin and cycle storage along with provision for 2 No. car parking spaces per existing and proposed dwelling.

6.02 The proposed accommodation has been designed in excess of current Havant and National residential space standards.

6.03 The amount of accommodation proposed is a direct result of the analysis of the site, recognising the adjacent building lines and scale, amenity space and associated amount of required car parking. Relationships with neighbouring properties have informed the height and siting of the proposed dwelling.

7.0 DESIGN AND APPEARANCE

7.01 The immediate locality characteristically includes single and two storey housing of varying sizes.

7.02 The application plot has an extensive rear and side garden areas. It is considered that the site has potential to accommodate an infill residential unit to the front

without compromising the amenity of neighbouring residential properties. Situated in a sustainable location, the site presents a good opportunity for making more efficient use of the land whilst ensuring no significant impact on neighbouring amenity.

- 7.03 The existing house includes a vehicular access from Manor Road. The application proposes to relocate the existing access, 3.0m to the south of the current position to enable 4 x frontage car spaces with on-site turning space.
- 7.04 The development proposals accord with the adopted LPA and National design guidance and reflect the general character of the locality
- 7.05 The proposed infill dwelling is designed as a traditional chalet bungalow with bedroom accommodation contained within the pitched roof. Access footpaths to the side of the property are of sufficient width to accommodate refuse wheelie bins and cycles whilst the height and siting of the building would not impact upon the neighbouring properties to the south.
- 7.06 The proposed palette of external materials includes the following: Walls: Brickwork: Hanson Oakthorpe Red Multi. K Rend Silicone FT render finish (Cream). Roofing: Redland Mini Stonewold (Slate Grey). Windows and doors; white upvc. Fascias and bargeboards: white upvc. Hard landscaping: Marshalls Saxon paving (Natural). Marshalls Driveline Piora permeable block paving:(Charcoal). Boundaries: 1.8m high close boarded timber fencing to the side and rear. The existing frontage walling is to be retained but altered and lowered in height to suit the repositioned vehicular access and improve visibility.
- 7.07 Proposed landscaping is limited to frontage concrete block surfacing whilst rear garden areas will be laid to lawn to ensure that future upkeep is minimised.

8.0 TRANSPORT & ACCESS

- 8.01 The application site is located within the settlement boundary in a sustainable location. Circulatory routes 30 and 31 of the Stagecoach Bus Service run regularly along Manor Road. There are bus stops located directly outside The Oven Campsite to the south.
- 8.02 The proposals have been considered with reference to The Havant Borough Council Parking SPD (July 2016). In this respect, the existing and proposed dwellings are to include 2 No. frontage car spaces each along with secure cycle and refuse storage within garden areas.
- 8.03 The application proposes to relocate the existing vehicular access to a more central position along the frontage. This would serve both existing and proposed dwellings, allowing all cars to turn on site and exit in a forward gear. It is considered that the

proposed access to serve the 2 dwellings will be of low impact. There is good visibility and sight lines along Manor Road and, as such there would be no unacceptable risk to existing users of the Highway network. The existing front boundary wall is however to be reduced to 600mm in height in order to improve visibility of oncoming traffic.

9.0 CIL & CONTRIBUTIONS

- 9.01 A Community Infrastructure Levy payment (based upon £100.00 per square metre will be required should Planning Permission be granted. In addition a contribution of £181.00 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA)

10.0 SUSTAINABILITY

The scheme seeks to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies and provision for waste recycling. The dwelling will be designed to meet current Building Regulations standards.

The following measures are to be incorporated within the scheme:

It is proposed that the new dwelling will generate at least 10% of energy requirement from on- site renewable energy equipment.

1) Water efficiency:

- Low flush toilets, flow regulated spray taps and shower heads
- Water efficient appliances

2 i) Sustainable Construction measures proposed, include:

- Locally sourced materials where possible
- Use of recyclable and natural materials where possible
- Use of non-toxic materials and paints
- Use of low maintenance materials

2 ii) Energy efficiency measures include:

- High insulation values
- Draught proofed windows and doors/for maximum air tightness
- Double glazed windows with low –E glass
- Insulated hot water tanks and pipes
- Light sensors/movement sensors for outdoor or communal area
- Energy efficient white goods

2 iii) Sustainable heating systems/measures to include:

- Energy efficient condensing boilers
- Low energy light fittings

The dwelling has access to secure cycle storage, thus encouraging residents to choose this alternative means of transport.

3) Adaptation measures:

Surface water: measures to prevent increases in surface water runoff include:

- Minimising the amount of non-porous hard standing areas in favour of grass, planting beds or permeable paving

4) Layout and Design

- The design proposals are of low environmental impact
- All proposed construction materials are to be resilient
- All windows are to be openable to allow natural ventilation
- Low maintenance materials are proposed
- The simple detailing of the building will ensure ease of construction – buildability

11.0 CONCLUSION

This application seeks to make more efficient use of the plot by the proposed construction of an infill chalet bungalow within the side garden area to the south of the existing property. The proposed dwelling has been designed to ensure there will be no adverse impact upon the amenity of the neighbouring properties in terms of daylight or overbearingness. The design and siting of the dwelling will be appropriate to the streetscene and local context.

The proposed development has been designed in accordance with the National Planning Policy Framework and relevant policies contained within the Havant Borough Core Strategy and SPD.

The application proposes a sustainable solution which seeks to respect and improve the character and appearance of the local area. The proposed dwelling with appropriate levels of car parking and cycle storage will contribute to the supply of homes and thus meet local needs as part of the Havant Housing Development Action Plan.