

Design, Access, Flood Risk And Sustainability Statement

For

Erection of 1 No. Three Bedroom Bungalow,
2 No. Double Garages,
And Demolition of Conservatory

At

32 Fishery Lane,
Hayling Island
PO11 9NR

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1.0 Generally

- 1.1 This Planning Statement is in support of a planning application to Havant Borough Council. The proposed development is for the erection of a three bedroom bungalow at 32 Fishery Lane, Hayling Island, PO11 9NR, new garages for the existing and proposed properties, and the demolition of an existing conservatory.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

17045	-	101	Location and Block Plans
	-	102A	Existing Site Plan
	-	103D	Proposed Site Plan
	-	104	Proposed Planting
	-	201	Existing House Floor Plans
	-	301	Existing House Elevations
	-	402A	Proposed Bungalow Plans
	-	403A	Proposed Garages
	-	502B	Proposed Bungalow Elevations
	-	503B	Street Elevations

2.0 Physical Context

- 2.1 Hayling Island is separated from the mainland by a narrow channel, traditionally know as Sweare Deep. It is accessible from Havant via a bridge at Langstone.
- 2.2 Hayling Island is situated to the south of Havant. It lies between Chichester Harbour to the east and Langstone Harbour to the west. It can be accessed from Portsea Island by ferry.
- 2.3 Fishery Lane is located to the south-east of Hayling Island. It runs east-west between Rails Lane and several caravan and leisure parks on thayling's eastern coast.
- 2.4 Aside from the caravan and leisure parks, the area surrounding the subject site is predominantly residential. There are local shops approximately 0.3 miles away at Rails Lane.
- 2.5 The subject site for the new bungalow is part of the rear garden belonging to No. 32. An existing conservatory will be demolished as part of the works.

3.0 Social / Economic Context

- 3.1 The south coast of Hayling Island is primarily residential, and fairly densely populated. It is a popular tourist destination during the summer, with a number of seasonal attractions along the seafront.
- 3.3 The nearest shopping district is approximately five minutes (0.3 miles) walk away, centred around the junction of Rails Lane and Sea Front.
- 3.4 The site is 6 miles from the centre of Havant, where there are:
- High Street Shops
 - Supermarkets
 - Primary and Secondary Schools
 - Railway station (direct connections to London)
 - Bus Stations to all major towns
 - Public Houses / Restaurants
 - Motor Garages
 - Churches
 - Industrial Estates
- 3.5 There is a good bus route from Hayling Island to Havant, with regular buses from Fishery Lane less than five minutes walk away.
- 3.6 Considering the above, the site is considered to be highly sustainable.
- 3.7 It is the applicants' intention to sell their existing property at No.32 and move into the proposed dwelling. This will therefore qualify as a self-build project.

4.0 Involvement of local interests

- 4.1 Pre-application advice was sought on 31st May 2017 (GEN/17/00632).

5.0 Amount

- 5.1 The site in the ownership of the applicants is approximately 1065 m².
- 5.2 The existing conservatory at No. 32 will be demolished to give better side access and additional garden space.
- 5.3 The proposed property is a 3 bedroom chalet bungalow with a floor area of approx. 131.5m².

- 5.4 The existing house at No. 32 will retain ownership of 675m² of the site. The proposed bungalow will therefore take 390m² of the site.
- 5.5 The two new garages each have a proposed floor area of approximately 32m². Each garage provides secure parking for two vehicles, with additional forecourt parking available.
- 5.6 A new crossover is proposed from Marshall Road.

6.0 Layout

- 6.1 In designing the proposed development every attempt has been made to minimise impact on the existing house. Parking, refuse, and access at No.32 will remain much the same, with the addition of a double garage to improve parking facilities. New double doors with sidelights will replace the entrance to the conservatory.
- 6.2 The proposed development, which has a ground floor master bedroom, has been designed with potential wheelchair users in mind.
- 6.3 The proposed development will be situated to the north-west of the site, accessed by a driveway and new crossover from Marshall Road. There is ample space for parking and bin storage on the driveway.
- 6.4 The proposed development has been situated to give the maximum space between it and neighbouring properties. South facing dormer windows will look out over the proposed driveway and will have no view of neighbouring rear gardens. The view from No. 32 is similarly restricted, as the first floor room most at risk of overlooking the proposed development is an en suite bathroom with small windows.
- 6.5 The construction of a double garage to the south of the site effectively prevents any overlooking from the proposed bungalow to either No. 1 Marshall Road or the rear garden of the existing house at No.32.

7.0 Evaluation and Policy

- 7.1 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of 14th September 2015. Of the policies, we were mindful of the following:

6. Delivering a Wide Choice of High Quality Homes.

7.2 Section 49

- Housing applications should be considered in the context of the presumption in favour of sustainable development.

7.3 Section 50

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should :-

- Plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

7.4 Section 51.

Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies.....They should normally approve planning applications for change to residential use and any associated development from commercial buildings.

Havant Borough Core Strategy (March 2011)

7.5 Policy CS9: Housing

Planning permission will be granted for housing proposals that will:

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.....
3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.
4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

8.0 Design Principles

8.1 To provide a new dwelling that enhances and makes best use of the site.

8.2 To provide a building appropriate to the local vernacular.

- 8.3 To provide a building which is sustainable and future-proof.
- 8.2 To provide an environment appropriate for amenable residential use.

9.0 Scale

- 9.2 The overall mass of the proposed development is consistent with other properties nearby, and considerably smaller than No. 32.
- 9.3 The proposed development will have significantly lower ridge height than the house at No. 32 and will be more in line with neighbouring single storey properties.
- 9.4 The garages are of a size to provide appropriate parking for a family home.

10.0 Landscaping

- 10.1 The site is currently well screened by mature planting and the proposed bungalow has deliberately been set away from the site boundaries in order to retain as much of this as possible.
- 10.2 Two small trees will need to be removed as part of the works, details of which can be found in the accompanying tree Survey and Method Statement. Hedge screening along the west boundary will also be removed to allow better visibility from the proposed crossover. This will be partially replaced by new planting.
- 10.3 New planting along the fence line to provide additional screening is also proposed.
- 10.4 Proposed screen planting is suggested as follows:
- 2 x Sambucus Nigra*
Photinia x fraseri 'Red Robin', 50% @ 500 c/s - 1.5 Ltr Pots
Pyracantha 'Orange Glow', 50% @ 500 c/s - 1.5 Ltr Pots
- 10.5 Other landscaping will not be visible from the street and is to be at the discretion of the occupants.

11.0 Appearance

- 11.1 The existing house is mainly brick with interlocking tiles and uPVC fenestration, most of which is coloured a dark brown. The front of the house is partially rendered with timber details

- 11.2 The proposed bungalow will pick up the render and timber detailing on the gable ends.
- 11.3 Proposed materials to be Thakeham red multi stock bricks, Sandtex 'Pure Brilliant White' smooth masonry paint, and plain clay tiles. Fenestration will be white uPVC with the exception of the entrance door, which will be stained hardwood.

12.0 Access

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 12.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.5 Vehicle and pedestrian access to the site is available from Fishery Lane, and will be available from the new crossover at Marshall Road.
- 12.6 Driveway parking with carports is proposed.
- 12.7 Emergency access is fully available from the public highway.

13.0 Flood Risk

- 13.1 The Environment Agency Flood Map indicates that the site lies within Flood Zone 1, and does not therefore require a flood risk assessment.

14.0 Sustainability

- 14.1 *The following measures and proposals are made in the terms recommended in the BREEAM (Building Research Establishment, Environmental Assessment Method).*
- 14.2 **Management.**
It is the applicant's intention to:

1. Recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.
2. Recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner.
3. Recognise and encourage construction to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.
4. Recognise and encourage the guidance for the non technical building user so they can understand and operate the building efficiently.
5. Recognise and encourage the implementation of effective design measures that will reduce the opportunity for and fear of crime on the new development.
6. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.
7. Recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation.

14.3

Health and Wellbeing.

It is the applicant's intention to:

1. Give building users sufficient access to daylight.
2. Reduce the risk of health problems related to the flicker of fluorescent lighting.
3. Ensure lighting has been designed in line with best practice for visual performance and comfort.
4. Ensure occupants have easy and accessible control lighting within each relevant building area.
5. Recognise and encourage adequate cross flow of air in naturally ventilated buildings and flexibility in air-conditioned / mechanically ventilated buildings for the future conversion to a natural ventilation strategy.
6. Reduce the risk to health associated with poor indoor air quality.

7. Recognise and encourage a healthy internal environment through the specification of internal finishes and fittings with low emissions of volatile organic compounds. (VOC's).
8. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
9. Recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.
10. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.
11. Recognise and encourage the provision of external amenity space for building users.

14.4

Energy.

It is the applicant's intention to:

1. Recognise and encourage buildings that are designed to minimise CO² emissions associated with their operational energy consumption.
2. Recognise and encourage the specification of energy-efficient light fittings for external areas of the development.
3. Reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.
4. Recognise and encourage the specification of energy-efficient transportation systems.
5. Recognise and encourage procurement and commissioning of energy-efficient equipment to ensure optimum performance and energy savings.

14.5

Transport.

It is the applicant's intention to:

1. Encourage building users to cycle by ensuring adequate provision of cycle facilities.
2. Recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.

3. Recognise the consideration given to accommodating a range of travel options for the building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.
4. Encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.
5. Ensure that safety is maintained and disruption due to delivery vehicles minimised through well planned layout and access to the site.

14.6**Water.**

It is the applicant's intention to:

1. Minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.
2. Ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.
3. Reduce the impact of major water leaks that may otherwise go undetected.
4. Reduce the risk of minor leaks in toilet facilities.
5. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.
6. Reduce the consumption of potable water for ornamental planting and landscape irrigation.

14.7**Materials.**

It is the applicant's intention to:

1. Recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.
2. Recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used.
3. Recognise and encourage the in-situ re-use of existing building facades.
4. Recognise and encourage the re-use of existing structures that previously occupied the site.

5. Recognise and encourage the specification of responsibly sourced materials for key building elements.
6. Recognise and encourage the use of thermal insulation which has a low embodied environmental performance relative to its thermal properties and has been responsibly sourced.
7. Recognise and encourage adequate protection of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.

14.8**Waste.**

It is the applicant's intention to:

1. Promote resource efficiency via the effective and appropriate management of construction site waste.
2. Recognise and encourage the use of recycled and secondary aggregates in construction, thereby reducing the demand for virgin material.
3. Recognise the provision of dedicated storage facilities for a building's operational related recyclable waste streams, so that such waste is diverted from landfill or incineration.
4. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.
5. Encourage the provision of facilities that help facilitate the reduction in volume of compostable organic waste going directly to landfill during the building's operation.

14.9**Land Use and Ecology.**

It is the applicant's intention to:

1. Encourage the re-use of land that has been previously developed and discourage the use of previously undeveloped land for building.
2. Encourage positive action to use contaminated land that otherwise would not have been remediated and developed.
3. Encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.
4. Minimise the impact of a building development on existing site ecology.

5. Recognise and encourage actions taken to maintain and enhance the ecological value of the site as a result of development.
6. Minimise the long term impact of the development on the site's, and surrounding area's biodiversity.

14.10**Pollution.**

It is the applicant's intention to:

1. Reduce the contribution to climate change from refrigerants with a high global warming potential.
2. Reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.
3. Reduce the contribution to climate change from refrigerants with a high global warming potential.
4. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.
5. Reduce the potential for silt, heavy metals, chemicals or oil pollution to natural watercourses from surface water run-off from buildings and hard surfaces.
6. Ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.
7. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

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