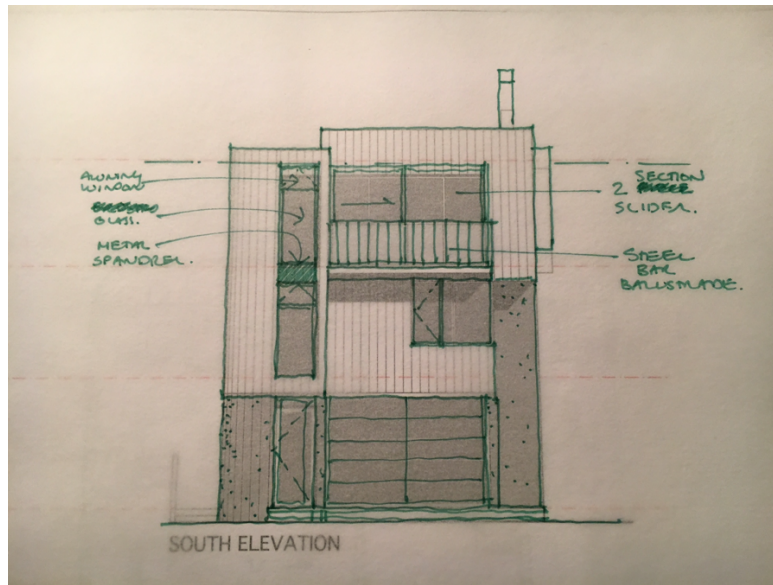


Scale and Appearance

4.5 The footprint and scale of the proposed property has been carefully considered to provide a consistent approach with adjoining properties and help form a harmonious and interesting street frontage. The building footprint is approximately 7.1m street frontage and 11.5m deep. The proposed building height is 9.4m above the existing measured ground level. This compares with the foot print of the adjoining properties: No. 56 approximately 9.5m street frontage by 12.5m depth, and 9m in height; No.56b has a 10m street frontage and 10.5m deep, 9.6m in height.



South Elevation Sketch – showing design evolution

Sustainability

4.6 A fabric first approach has been adopted to ensure the building meets and exceeds current Building Regulation standards. A log burner will be installed that utilises locally sourced sustainable wood, under floor heating 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 A pre-application consultation with the Planning Authority (16th August 2017 ref. GEN/17/00916) confirmed that a Flood Risk Assessment (FRA) on the site was required as it was in Flood Zone 3. The FRA would include a sequential and exception test in accordance with Par 99-104 of the NPPF in order to provide a justification for development on the site.

5.2 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:

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

(i) Principle of development

5.3 The application site is located within the defined urban area; therefore, development is considered acceptable in principle in accordance with CS17 of the HBLP (Core Strategy) subject to development control criteria.

5.4 Windfall/Unidentified Housing Development: Analysis and Justification – A Background Paper, September 2013, provides an analysis of previous windfall/unidentified residential development in the five areas of Havant Borough from 2006-2013. It provides justification for the inclusion of some windfall development within the five areas of Havant Borough for the purposes of formulating the Havant Borough Local Plan (Allocations) and future housing projections. Windfall developments have formed a significant part of the overall supply of past residential development in Havant Borough. The document concludes that Hayling Island is forecast to deliver 120 windfall dwellings between 2019-2026, equates to approximately 17 per year of which 8 are expected to come from garden land. The applicant would argue that the proposed development is in accordance with the housing land delivery objectives in the Local Plan.

(ii) Appropriateness of design

5.5 The proposal is for the provision of a three floor, two bedroom detached house with off street parking, landscaped garden with balconies on first and second floor. The house has been specifically designed to minimise flood risk and has no habitable rooms on the ground floor, this is discussed in more detail in the FRA and section (iv) below. The new property is visible from the public realm along Bracklesham Road and will frame the view from Wittering Road. The setting of the new house is appropriate in terms of the scale of the site and to adjoining properties, it staggers the building line between 56 and 56b and provides adequate off street parking in the garage and forecourt area.

5.6 The architecture of the property is modern and reflects the form and building materials used in more recently constructed properties in the immediate vicinity. The wood

cladding on the upper floor adds a softer more naturalistic pallet that blends with its coastal context and adds to the townscape quality. 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.

5.7 As part of the proposed development the applicant will implement a sensitive landscape scheme to include indigenous plant species and porous gravel surfaces, this will enhance the character of the site and wider area and provide ecological benefit over the existing situation. In accordance with Policy DM9 Development in the Coastal Zone, the Baseline Ecology survey report submitted with the application concludes that habitat loss resulting from the development is minimal in the short-term but that suitable replacement planting will enhance the wildlife habitat and ecological value of the site and indeed contribute in a positive manner to sensitive adjoining environments in the longer-term. A contribution of £174 to off-set the short-term impacts is to be provided.



Landscape Approach – naturalistic planting and surfaces to blend with context

(iii) Effect on neighbouring properties

5.8 The proposed new property will be visible from the neighbouring properties, the property is 2 meters from the boundary wall of 56 Bracklesham Road and 3 meters from the boundary of 56b. There are secondary windows in the side elevation of 56b on ground and the top floor, the windows are to the garage and utility on the ground floor and a en-suite bathroom on the upper floor. The proposed development will have no material impact on daylight/sunlight and privacy of 56b as no habitable room windows are on side elevations.

5.9 No. 56 Bracklesham Road has a number of windows on the east elevation facing the application site. These include a window on the ground floor that is understood to be bedroom, a living-room window at first floor and small window to the stair-tower on the upper floor. Due to the orientation of the new property and the location of the windows at No.56 no unacceptable loss of daylight or loss of privacy will result from the proposed development; the primary windows are on the north and south elevations that will not be impacted.

5.10 The properties in Seafarers Walk to the rear of the application property are in excess of 60 meters from the rear elevation of the proposed property, the general recommended distance is 21 m so the proposed building line is comfortably in accordance with the guidance.

5.11 If the site is not developed it will fall into a state of disrepair and would only serve to reduce the amenity of the adjoining properties. The applicant has discussed the nature of the proposed development with the adjoining neighbours' and has sought to address the neighbours' concerns where possible. The adjoining properties have expressed their general support for development on the site and are pleased it see it cleared of fly-tipping and cleaned up as it was an eye sore and the uncertainty of its future is unwelcomed. The poor state of repair blocked the drainage channel in part and the brambles were home to rodents that caused the neighbours concern.

5.12 It is therefore considered that in the context of the built-up environment the proposal would not lead to any unacceptable loss of light, overlooking, or appear overbearing on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood issues

5.13 The proposal site is located within Flood Zone 3 (High Risk; >0.5% chance of annual tidal flooding) and is considered to be a 'More Vulnerable' development. 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 assuming appropriate mitigation (including adequate warning and evacuation procedures) can be maintained for its lifetime, given that:

- a) the site lies within a developed residential area with substantial flood defence infrastructure;

- b) site is located in area of tidal flooding;
- c) the site lies within an area where the long-term policy for the coastline is 'Hold the Line', therefore the site will continue to be afforded flood defence protection;
- d) the ground floor is to be used as a garage and storage area, all habitable rooms to be located on the first floor, above all modelled flood levels; and,
- e) in terms of flood vulnerability, significant betterment can be achieved through the implementation of flood warning procedures;
- f) the development will ensure the enhancement and ongoing maintenance of the drainage channel that "

5.14 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 area with built form is the proposed house and the water run-off from the roof will be deposited in soakaways. However, if deemed impractical, any additional flows discharged to the tidal ditch (drains directly to the sea) will need to be agreed with the LLFA.

5.15 The ground floor of the proposed development is to be used as a garage, storage and seasonal seating area. All habitable rooms will be located on the first and second floors approximately 3m above external ground levels, and therefore above all modelled flood levels. Internal access is provided throughout the dwelling to provide an area of safe refuge on the upper floors of the property. No additional pressures will be placed on the emergency services in a flood event, in common with other properties in this built-up area the combination of existing flood defences, suitable building design and early warning technology will ensure that all residents and the property will be capable of managing the impacts of flood damage.

5.16 Under the NPPF, all new planning applications in a flood risk area 3 must undergo both a *Sequential and Exception Test* to confirm the suitability of the site for development. This test must be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.

5.17 There is clear precedent for development in areas at flood risk and the site is in an area already quite densely developed so the impacts are already known and closely monitored. Figures from Government provided in a Parliamentary Questions (PQ) from February 2016 state that in 2013-14, 7 percent of new residential addresses were created in the National Flood Zone 3. This equates to an estimated 9,100 homes being built in National Flood Zone 3 in 2013-14. Parliamentary Under Secretary of State for Communities and Local Government, Baroness Williams of Trafford, said in response to a written PQ in February 2016 however, that development "cannot be ruled out in high flood risk areas" provided appropriate mitigation measures are in place.

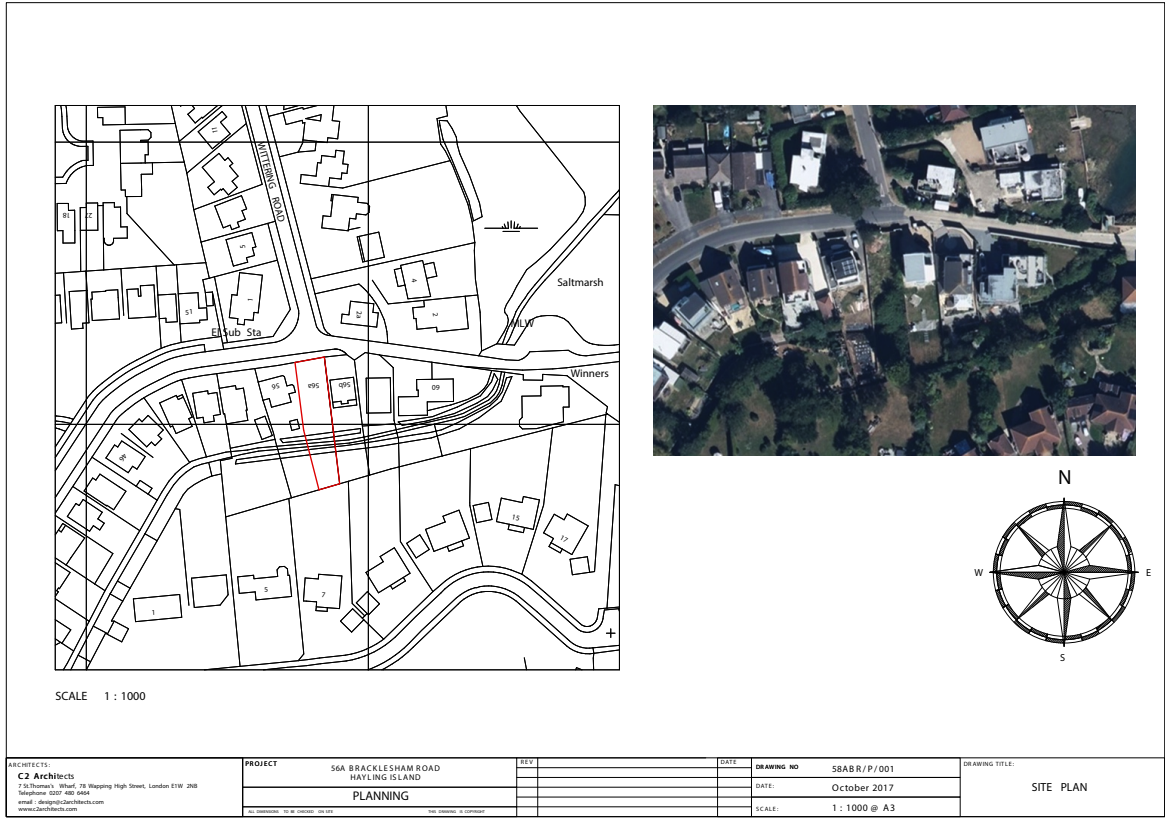
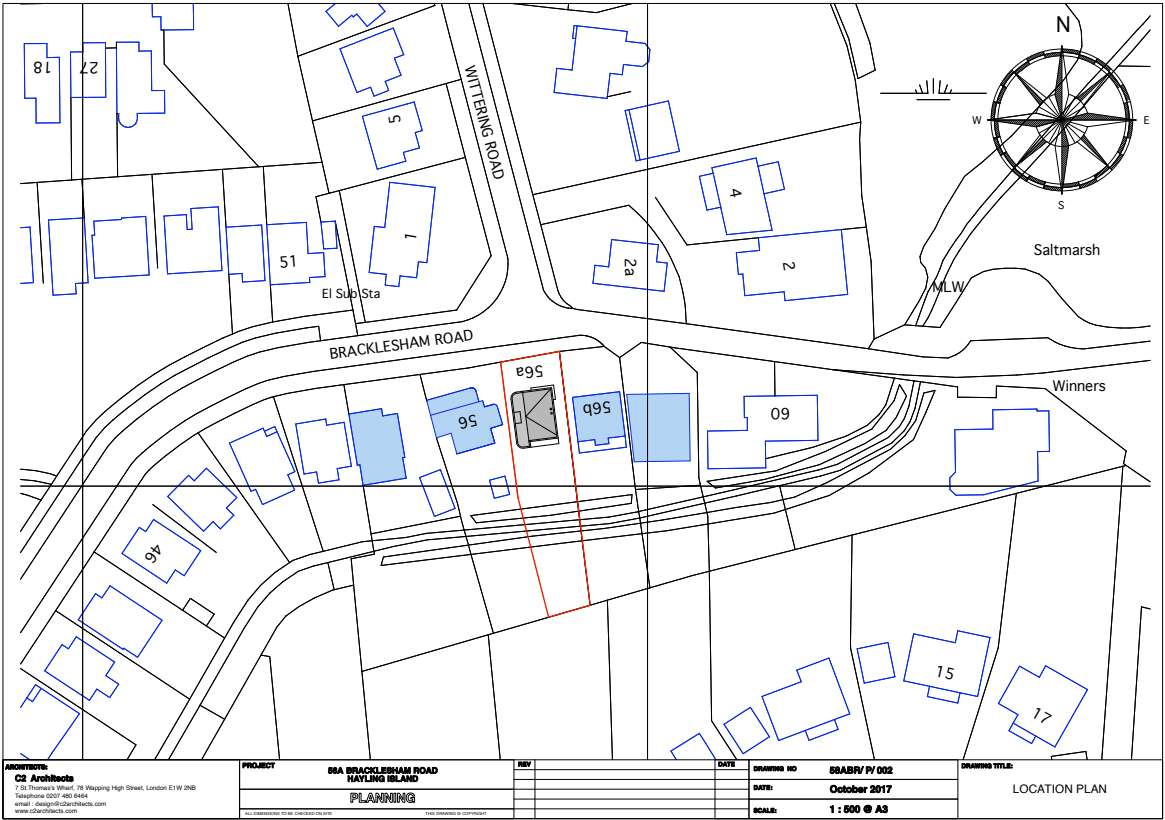
5.18 The Strategic Housing Land Availability Assessment (SHLAA) 8th Edition (July 2016) provides an assessment of whether sites are deliverable and developable. However, the assessment is conducted on a borough-wide level and only assesses sites that are likely to deliver five or more units, as these sites are likely to be required to meet housing allowances. It is not cost-effective for the council or developer to develop this land for the purpose of one residential dwelling.

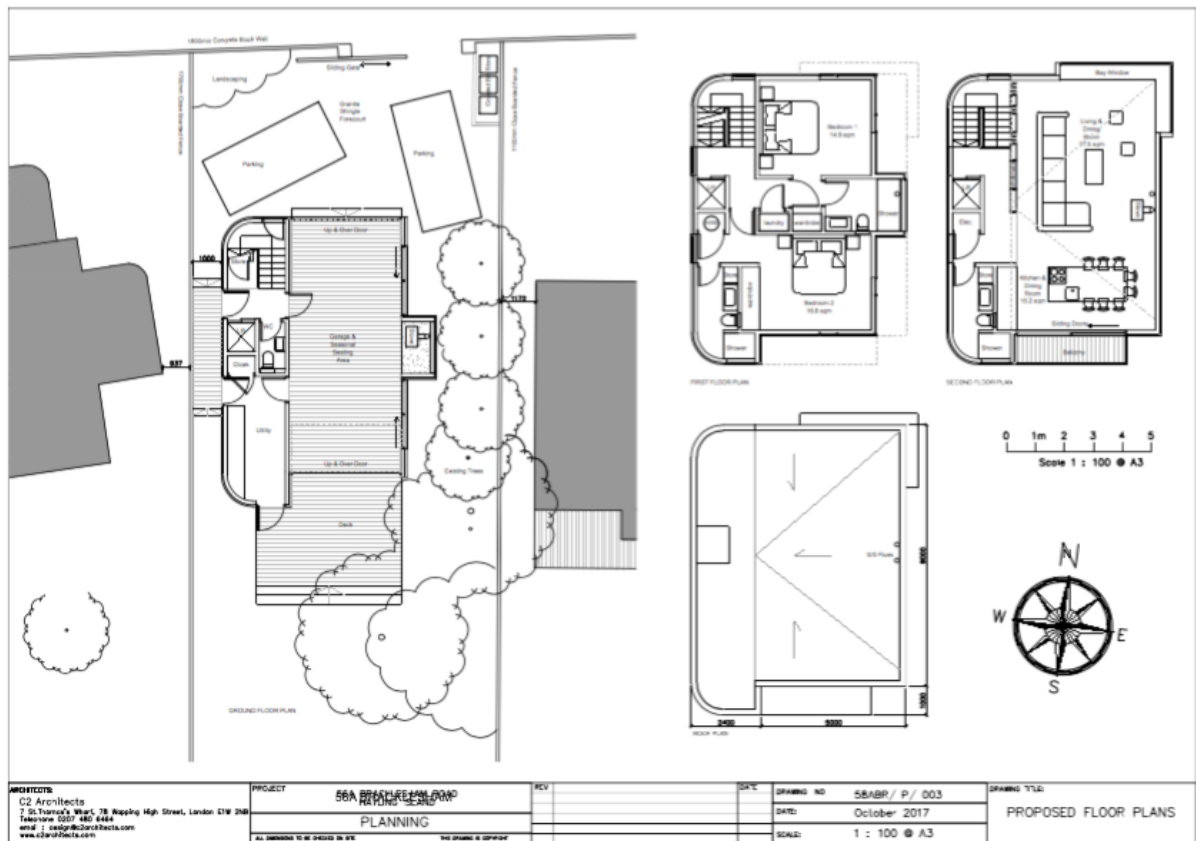
5.19 The applicant is a resident on Hayling island, is a keen sailor and an active member of the Hayling Island Sailing Club and his boat is moored at Sparkes Marina. For his practical and indeed more sustainable ongoing needs he has been looking at purchasing a suitable property or site on the island for some time. A site off the Island is simply not practicable for his needs as he wants to be within walking or cycling distance to Sparks Marina and the Sailing Club. No suitable sites for a single dwelling on the Island, particularly the eastern part of the Island, have been available or identified so the sequential tests have been met, in accordance with the guidance and intent set out in the NPPF and subsequent advice notes.

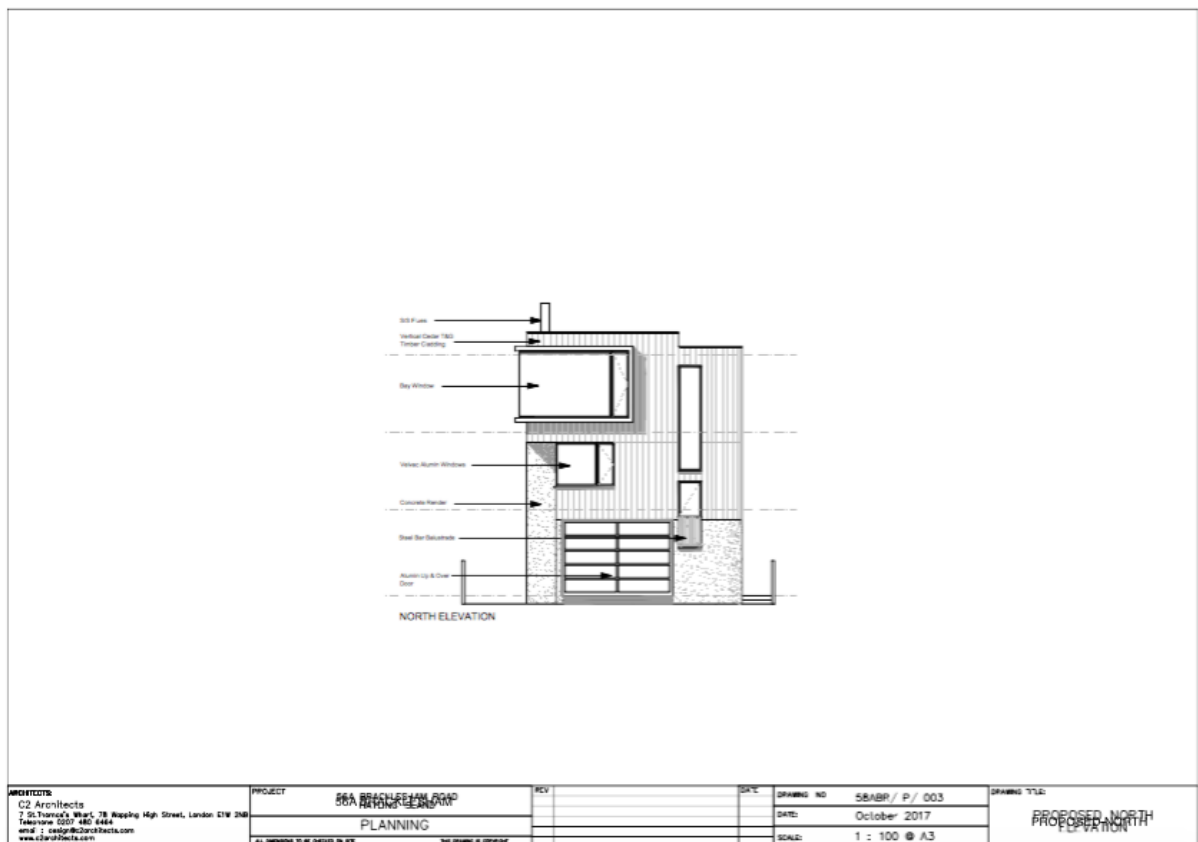
5.20 When the applicant purchased the site the drainage ditch that dissects the site was in a state of disrepair and blocked with rubbish. Significant investment was required to clear the ditch to ensure the rubbish was not a flood hazard. By constructing the new dwelling on the site, it will become the responsibility of the home owner to manage and maintain the ditch; overall providing betterment over the existing situation and reducing the risk of flooding to the properties adjacent to the ditch. If planning consent for the proposed development is not granted, then there is the real risk that the site and drainage channel will fall into a poor state of repair, fly tipping will continue, vermin will return and travelers or other uninvited guests may find their way onto the site; thus, significant detrimental impacts on adjoining properties may arise.

5.21 As part of the proposed development the applicant will implement a sensitive landscape scheme to include indigenous plant species and porous gravel walkways, this will enhance the character of the site and wider area and provide ecological benefit over the existing situation.

6 – The Proposed Scheme Drawings







7 Conclusion

7.1 The proposed building provides an exciting and well considered residential building that is both an elegant architectural statement and a building that blends with its natural and built context. The development is comfortably spaced, fully respects the amenities of neighbouring properties to the side and rear, the building footprint is smaller and the ridge height lower than No 56b.

7.2 The scale, siting and design of the proposal is considered to be acceptable and in keeping with the planning policy guidance. The footprint of the property is slightly smaller than the adjoining ones and fits comfortably within its site context and reflects the 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. The Baseline Ecology survey report submitted with the application concludes that habitat loss resulting from the development is minimal in the short-term but that suitable replacement planting will enhance the wildlife habitat and ecological value of the site and indeed contribute in a positive manner to sensitive adjoining environments in the longer-term. A contribution of £174 to off-set the short-term impacts is to be provided. This is in addition to the CIL contribution.

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 assuming appropriate mitigation (including adequate warning and evacuation procedures) can be maintained for its lifetime. The proposed scheme design has evolved to adapt to flood risk, there are no 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
- Quick-release internal doors on the ground floor where necessary

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 proposed development will contribute positively to the council meeting its identified housing target of 8 units per year from garden land on Hayling Island. 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.