



Images of properties within close proximity to application site



Local examples where wood cladding is used in more recently constructed homes

3. Planning Policy Context

National Planning Policy - National Planning Policy Framework (NPPF) 2012

3.1 The NPPF lays down a presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth.
- A social role – supporting strong, vibrant and healthy communities by providing a supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services.
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

3.2 At the heart of the NPPF is a presumption in favour of sustainable development. Thus, the decision-making process is required to approve development proposals that accord with the Development Plan or, where the Development Plan is absent or otherwise out of date, planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies contained within the Framework as a whole.

3.3 Section 6 of the NPPF requires Local Authorities to deliver a wide choice of high quality homes. They are further required to identify and update annually a supply of specific deliverable sites such as to provide five years' worth of housing against their housing requirements with a minimum additional buffer of 5%. However, where there is a history of under-delivery this buffer should be increased to 20%.

3.4 Para 99-104 of the NPPF sets out guidance on development that may be subject to flood related consideration, the accompanying online Planning Practice Guidance (PPG) on Flood Risk and Coastal Change provide tests and thresholds to protect property from flooding which all local planning authorities (LPAs) are expected to follow. Where these tests/thresholds are not met, new development should not be allowed. The NPPF specifically states that:

‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere’.

3.5 The sequential test:

Together, the NPPF and the PPG provide for what is known as a “sequential test” designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim is to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding

where possible. A sequential approach should be used in areas known to be at risk from any form of flooding. Where there are no reasonably available sites in Flood Zone 1, local planning authorities can then consider reasonably available sites in Flood Zone 2, applying what is known as “the exception test”. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the exception test if required.

3.6 The exception test

The exception test is set out in the Para 102 of NPPF as follows:

For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the test will have to be passed for development to be allocated or permitted.

Relevant Policies from The Havant Borough Local Plan (Core Strategy) 2011

3.7 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.
2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.
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.
6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.

8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

3.8 Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Development will be permitted where it:

- Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.
- Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.
- Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
- Meets the policy aims of the Chichester Harbour AONB Management Plan and
- Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.

3.9 Policy CS15 Flood and Coastal Erosion Risk. Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

1. It meets the sequential and exception test (where required) in relation to PPS25.
2. The site is in a low hazard area as defined in the Strategic Flood Risk Assessment.
3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
4. The scheme incorporates flood protection; flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
5. Appropriate flood warning and evacuation plans are in place.
6. New site drainage systems are designed taking account of events which exceed the normal design standard.
7. It meets the sequential and exception test (where required) in relation to PPS25.

All development will be required to ensure that there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

The council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan to ensure that development avoids areas at risk from coastal erosion and coastal flooding and that areas required to offset coastal squeeze and prevent habitat fragmentation, to allow species to adapt to climate change, are identified and protected from development.

3.10 Policy CS16 High Quality Design. All new development should demonstrate that its design:

- responds to local context, including integrating with existing landscape features, promotes bio-diversity, exhibits an appropriate design, integrates with transport links in the local area and respects the amenities of neighbouring properties;
- produces a positive relationship between buildings, street and spaces, both existing and proposed;
- contributes to the public realm close to the development;
- is inclusive in considering the needs of people with disabilities;
- mitigates negative environmental impacts through sustainable design and construction methods;
- adapts to the changing needs of the users and the change in climate over the lifespan of the building.

3.11 Policy CS17 concerns the concentration and distribution of development within urban areas. It states that development will be permitted that makes the most effective use of land within the Borough that:

- concentrates new housing development within five urban areas, including Hayling Island;
- prioritises development on previously developed land, including under-used land, in the urban area.

3.12 DM9 Development in the Coastal Zone. Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map:

1. Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINC's and Local Nature Reserves.
2. Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.
3. Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.
4. Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate.
5. Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours.
6. Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation.
7. Provides recreational opportunities that do not adversely affect the character and appearance of the coast.

4. The Design Proposal

4.1 The applicant is an Architect with some 30 years' industry experience and is well regarded for the quality and execution of his designs in both residential and commercial buildings. He has approached the design in a holistic way to make the property adapt and respond to the site and surroundings yet be a strong and appropriate piece of architecture in its own right.

Site Layout

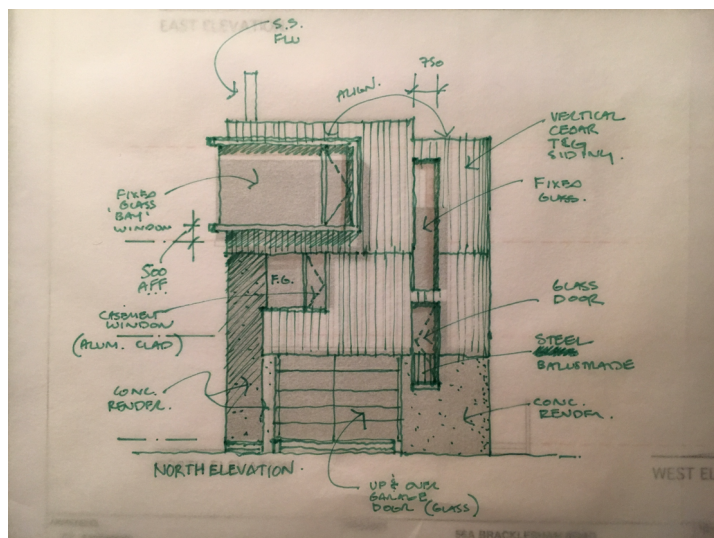
4.2 The application site is long and relatively narrow at 10.5 m wide by 48 m deep, the site area is 504 sqm. This is typical of the more urban site layouts in the adjoining streets. The building form of the adjoining sites responds to this with narrow, taller properties more typical of town settings with car parking forecourts and relatively large rear gardens. The orientation of the garden runs north-south on the long axis, the building is orientated to take advantage of natural light and to minimise impacts on the adjoining properties.

Access Site/Parking

4.3 Access to the site is already in place off Bracklesham Road, note this is a private road at this part of the road. Car parking is provided on site in the form of a garage on the ground floor and forecourt parking for up to two cars. On street parking is prohibited, adequate parking on site for one car and a visitor's space is provided.

Levels & Habitable Space

4.4 The site is relatively level on Bracklesham Road and falls away to the drainage channel, this will not be impacted by the proposed scheme. The proposed house responds to the flood level datam forecasts and to the adjoining to ensure that all habitable rooms are located on the first and second floors. The ridge level is in keeping with the adjoining properties and is below the height of the adjoining No.36b and slightly higher than No.36, this provides a consistent street frontage approach.



North Elevation Sketch – showing design evolution