

Design and Access Statement

**‘Beach Huts’, 46 Sea Front,
Hayling Island, PO11 9HL**

1. Introduction

The planning application seeks permission for the demolition of a large five-bedroom detached property, garage and associated outbuildings and the construction of a terrace of three town houses at 46 Sea Front, Hayling Island.

Pre-application advice was sought prior to this planning application, reference **GEN/17/01317**. Although the overall design concept and the modern 'beach hut design' approach was considered appropriate to the sea front location, comments were made regarding the detailed design and scale of the original proposals.

The applicant believes the revised scheme addresses the pre-application comments and represents an improved proposal for the council's consideration.

The focus of this design statement is to elucidate where the scheme has been refined and how the changes, in our opinion, fully resolve the pre-application comments.

2. Context

The application site is located on the northern side of Sea Front, the southern coast road of Hayling Island.

The application site is an irregular shape with a street frontage of approximately 18m and depth of +35m at its greatest extent.

The property itself is a large two-storey, five-bedroom detached house from the late 19th century. It has been altered and extended over the years. There are a series of monolithic, hotchpotch two storey rear extensions. These present an unsightly aspect from the rear.

The main building is constructed partly in brick and timber frame. It is in a very poor state of repair, with the timber frame element at the end of its life.

The building lies between a two-storey public house to the west and a single storey bungalow to the east (no.44). Although there is no prevailing architectural style to the development of the sea front, two-storey development prevails with some three-storey blocks of flats.

The site resides within the settle boundary, but not within any designated areas.

According to the Environment Flood Map for Planning, the site resides in flood zone 1.

The site is generally clear of large trees or shrubs. The boundaries are predominantly enclosed by six-foot brick garden walls.

3. Design and impact on the character and appearance of the area

i. Architectural style and design appearance

The overall concept of the modern 'beach hut design' of the original scheme was considered appropriate to this sea front location at pre-app. The revised proposal continues this design approach and comprises of a series of three simple gabled properties which take advantage of the sea views available. The palette of materials is uncomplicated with horizontal cladding with light render below under a slate tiled roof.

ii. Design impact: neighbouring development

The proposal lies between a two storey public house to the west and a low profile bungalow to the east (no.44). The bungalow was highlighted as a significant constraint

at pre-app with concern over a 2 ½ storey element being 1m from the shared boundary and 4m from the bungalow resulting in an unacceptable transition in height. The revised proposal has significantly altered this relationship.

The applicant has adopted the officer's suggestion of increasing the separation with the bungalow by moving the proposal to the western boundary. The western end of the proposal is now positioned in line with the existing development.

The width of each unit has also been marginally reduced. The effect of these changes has substantially increased the clearance to the boundary shared with the bungalow to 3.2m and the separation with the bungalow itself is now over 5.5m.

To 'soften' the transition in height with the neighbour, the end unit has been reduced from 2 ½ storey to 1 ½ storey. This provides a pleasing articulation of the proposal's elevation and provides a stepping down towards the neighbouring bungalow.

The new relationship between the proposal and neighbouring bungalow at no.44 can be seen on the drawing PL09. It is our firm belief that the proposal now has a wholly appropriate relationship with neighbouring buildings.

iii Design impact: frontage impact/appearance

Previously the frontage was set out as parking with 6 bays and concern was raised over having little room for the introduction of areas of soft landscaping and dedicated space for bins on collection day (albeit ample area was provided to the rear for bins during the week).

The revised proposal provides more amenity space at the front and side of the development. There is now space to park cars to the side of the development and has reduced the amount of parking bays to 5.

The Havant Borough Design Guide recommends a break in rows of parking every five spaces. Due to the additional space there is room to vary the frontage and introduce intervening paths every two parking spaces.

Proposed block plan, drawing PL02, shows how the additional frontage area has improved the parking arrangement, introduced intervening paths, green areas of planting and hedging and secure refuse and recycling bin storage.

4. *The impact on neighbour's residential amenities*

The officer's concern of the overbearing effect of the proposal to the side windows of the bungalow at no.44 must be carefully considered. It is the applicant's understanding that the southern most of the three side windows (I have named window A) serves a room with no alternative light source and therefore is the focus of my consideration.

The measures previously described to improve the separation and reduce the height of the proposal near the bungalow will have a resounding effect in mitigating the impact of the proposal on the neighbour's amenity.

Submitted drawing PL09 shows the relationship of the proposal in relation to window A and the following can now be observed:

- a. In accordance with the Havant Borough Design Guide clearance of the proposal is achieved with a sightline of 25 degrees in the vertical plain, 2m above the ground at the neighbour's window.
- b. Window A is only just concurrent with the proposal building and has a relatively open aspect being 3m from the boundary.
- c. An existing outbuilding on the boundary which will be removed as part of the proposals is nearer window A than the proposed building.
- d. A new 6' boundary fence will be erected with hedging on the applicant's side which will significantly obscure the view of the proposals.

- e. Importantly and not previously raised, the proposal will not have a detrimental affect over the existing building mass in regard to shadowing at the time of day that the sun is in the west. Furthermore, the proposal is in fact set back 3.4m further from the road than the existing building, thus providing a **tangible benefit to no.44 by extending afternoon sun and improving its front aspect.**

5. Highways and parking provision

I note the submitted Highways Statement prepared by RGP transport consultants at pre-app met with no objection on highways grounds from the Highway Engineer. I trust the revised scheme will be seen as a further improvement.

6. Drainage

The applicant will make the relevant enquires with regard with Southern Water in regarding surface and foul water connection.

Sustainable urban drainage will be incorporated where appropriate based on ground investigations.

7. Ecology

The applicant agrees to contribute at the appropriate rate to the Interim Solent Recreation Mitigation Partnership (SRMP) scheme to mitigate effects of recreational disturbance on the SPA.

8. Community Infrastructure Levy (CIL)

Subject to the level being established and any exemptions applied, the applicant agrees to the requirement for payment of CIL contributions.