

Design-Access-Planning and Heritage Statement

**Proposed new Dwelling
Site Adj**

**45 Langstone Rd
Hayling Island**



Job No **10-2017**

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Revised

Macaire associates

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Preamble.

The general proposals for this application are to erect a new detached dwelling on a plot within the grounds of No 45 Langstone Rd, the dwelling will have a new vehicular and pedestrian access.

Drawings.

This Design Statement is to be read with drawings generally numbered 10-2017.

The Site & history.

No 45 is a detached 2 storey dwelling set within a generous plot, it has vehicular & pedestrian access off Langstone Ave & pedestrian access off Langstone Rd.

The proposed plot lies to the West of No 45 being a part of the residential curtilage of the existing garden, it is generally level.

The Overall plot size of No 45 is 0.16 Ha, the new plot will encompass approximately 0.062 Ha, leaving the host dwelling with 0.098 Ha.

The garden is bounded by trees to the West & South, with brick garden walling & hedging.

There is no recent 'relevant' Planning history to the site, the last application being for an extension to No 45.

Consultations.

There has been a considerable amount of Pre-App consultation with Havant Planning Authority, in particular with Principle Planning Officer Mrs D Haywood, the Ref No is GEN/17/00077.

This application is based on those negotiations and Officers recommendations, the Pre App included the submission of a tree Constraints Plan which has been given support by Havant Councils tree Officer, Mrs Haywood has also consulted the Highways Dept to confirm their acceptance of the principle of a new access onto Langstone Ave.

Overall the details as submitted are those agreed at Pre App with Officers.

Access & Parking.

The proposal includes a new vehicular access to the new plot off Langstone Avenue, during Pre App the Planning Officer consulted with Highways officers to confirm that a new access in the location shown would be acceptable, it was considered so.

On site there is to be a garage together with parking and turning, there is therefore adequate parking, and vehicles can enter and leave the site in a forward gear.

The new parking area will be laid permeable, the access across the pavement & verge will be tarmacadam, there will be new dropped kerbs, to Highway approval.

Context of the area.

The immediate area around No 45, is residential, the wider area includes some commercial uses, but this is not relevant to the proposals.

The area is characterised by high quality detached family homes, set in varying size plots.

In terms of design styles, whilst traditional is the main theme, there are varying design styles employed in the area, as such there is no defined 'over-arching' style that predominates.

That said, the main context of the area is detached family homes, in the main 2 storey, and predominantly in traditional materials.

A traditional approach is therefore most likely to be in context in terms of unit type and the materials to be used.

Proposals.

The proposals are straightforward, they are to provide a bespoke detached dwelling, with new vehicular access, drive & parking and garage.

Refer to Design Philosophy below.

Design Philosophy.

The design Philosophy for the project is very much centred towards a high quality family dwelling, that is appropriate for the plot.

In terms of general design, the property is essentially 2 storey, but includes use of the attic, the overall height has been strictly determined by not only the host property but neighbouring houses as well, as such the street scene heights are complimentary.

The area generally, including No 45, consists of detached bespoke dwellings, and this is the format for the new house, styles vary, but a traditional approach is considered appropriate, as such the design is for 2 storey detached house, in the traditional manner., using high quality materials.

The design Philosophy has also been guided by Pre-App discussion & consultations.

Heritage.

No 45 is NOT Listed.

There are NO Listed buildings in the immediate vicinity.

The site does not lie within any specifically protected zone, as such it is considered that there are no heritage issues associated with the proposals.

Designated areas & Policy.

The site is not subject to any specific restrictions associated with Designated areas, such as Flood Zones, SINC or AONB.

The site does fall with the SPA mitigation area, (*applicants are willing to enter into a Legal Agreement with respect to the contribution required*).

It is understood that CIL payments are likely applicable.

The site is located with the Havant Urban Area as such the principle of development is acceptable.

The relevant Core Strategy policies that apply are :- CS9, CS11, CS16, CS17, CS21, DM13, DM24.

There is a presumption in favour of sustainable development both within the Local Policy and the NPPF.

Landscaping.

There are no significant landscaping changes to the property, in the main all existing boundary treatments, planting and trees & hedging will remain as existing (*Refer to Arboreal Constraints Plan appended to the application, for full details in relation to trees*).

New boundary wall.

There is to be a new boundary wall to separate No 45 from the new plot, this is to be constructed in stock brick to match the new house and will be 1800/2000mm high, not dissimilar to the existing boundary walling.

New access & drive.

The new vehicular access from Langstone Ave to the boundary of the site (footpath & verge) will be finished with tarmac, the drive and parking area will be finished with a mix of pink + grey Granite chippings, laid permeable, *NOTE, Refer to Arboreal Constraints Plan for details of Cellular confinement system in relation to RPA's.*

New paths.

The new paths around the property will be laid in Marshalls Drivesett Tegular Piora blocks.

The main areas around the new dwelling will be laid to lawn, with perimeter beds as at present.

Flooding.

The site is outside any designated Flood Zone, there are therefore no issues with regard to flooding.

Drainage.

There are main drains on site (No 45), it is proposed to connect to these existing Foul & Stormwater drains.

Materials.

The new dwelling will be constructed with traditional, high quality materials, specifically the roof will be Rosemary mixed brindle plain tiles, the exterior walling to the ground floor and East and North elevations will be a red/brown multi stock brick (Ibstock Bexhill Red or similar), the first floor on the West & South elevations will be tile hung in Rosemary tiles as the roof.

Windows and doors generally will be Black powder coated aluminium, cottage style, sills will be Rosemary tile 'creasing tiles'.

Fascias & soffits will be black stained timber, with black OG style PVCu gutter & RWP's.

Neighbouring properties.

The new plot is effectively a corner plot, as such the impact on neighbours is restricted to only a couple of properties, all others are either across a road or a substantial distance away.

The host property No 45 is clearly the applicant, windows on the East elevation facing No 45 are limited to bathrooms and will be obscure, there are therefore no overlooking issues in this respect.

The only other property nearby is No 43 to the North, this is over 10.0m away from the new dwelling, and is separated at ground level by a substantial boundary hedge.

The main South gable of No 43 has no windows at FF level so there is no direct overlooking at this level. No 43 is orientated side on to the rear of the new dwelling.

Overall it is considered that there are no material issues that affect neighbouring properties.

Conclusions.

Detailed Pre-App consultation was entered into with Planners prior to this submission, and the design and layout as presented, reflects the discussions, and advice, this specifically reflects in terms of the unit size & type, and location on the site.

Tree constraints were also addressed and determined to be satisfactory.

Highways was also consulted by Officers to confirm their acceptance of the principle of the new access.

The design as presented, being traditional in nature, with good quality and appropriate, materials is entirely consistent with the locality.

Overall the proposal has been design led, in consultation with Planning officers, as such it is submitted for favourable consideration.