

Design, Access, Flood Risk And Sustainability Statement V2

For

Erection of 1 No. Two Bedroom Chalet Bungalow

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 two bedroom chalet bungalow at 32 Fishery Lane, Hayling Island, PO11 9NR.
- 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 -	140	Location and Block Plans
-	141	Existing Site Plan
-	142A	Proposed Site Plan
-	143	Tree Protection Plan
-	241	No.32 House Plans
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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 The subject site is on the southern side of Fishery Lane. The main house is reached via a large driveway between Nos.30 and 32A.
- 2.4 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 Hayling Island's eastern coast.
- 2.5 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.

2.6 The proposed new bungalow will be sited to the north of the main house, between Nos.30 and 32A. No.30 is part of a two-storey mansard terrace. No.32A is an end-of-terrace chalet bungalow.

2.7 The New Housing White Paper of February 2018 states:

“...we will amend the National Planning Policy Framework to indicate that great weight should be attached to the value of using suitable brownfield land within settlements for homes... we will: amend national policy to expect local planning authorities to have policies that support the development of small ‘windfall’ sites (those not allocated in plans, but which come forward on an ad hoc basis); and indicate that great weight should be given to using small undeveloped sites within settlements for homes, where they are suitable for residential development. Together with the additional weight that national policy will place on the benefits of developing brownfield land, they will ensure there is a clear presumption that residential development opportunities on small sites should be treated positively.”

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).
- 4.2 Planning application APP/17/00790 was withdrawn on 20th September 2017 following discovery of large Southern Water controlled drains under the site that had not been previously disclosed to the applicants.
- 4.3 TPO Tree Removal was approved on 24th November 2017 (APP/17/01118).

5.0 Amount

- 5.1 The site in the ownership of the applicants is approximately 1065 m², of which 928 m² is amenity space.
- 5.2 The proposed property is a 2 bedroom, 4 person chalet bungalow with a floor area of approx. 87m2, which is above the current minimum space standards.
- 5.3 The existing house at No. 32 will retain ownership of 752m2 of the site. The proposed bungalow will therefore take 313m2 of the site.
- 5.4 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.
- 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 of the site, accessed by the existing driveway, and new crossover from Marshall Road is proposed for No.32. There is ample space for parking and bin storage on the driveways.
- 6.4 The proposed development has been situated to fit in to the streetscape of Fishery Lane. North facing dormer windows will match in style and appearance to No.32a – No.32c Fishery Lane, which will look out over the street as the existing properties do.

- 6.5 The view from No. 32 towards the proposed chalet bungalow is restricted, as the first floor North facing windows are both bathrooms with existing obscured windows.
- 6.6 The proposed development will be partially single storey, with a two storey element at the rear containing bedrooms. This is to prevent the development impacting on adjacent windows. For a more detailed study of the relationship of the proposal to neighbouring properties please see drawings 17045-541, 17045-542, and 17045-543.

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.

Section 49

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

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.

- 7.2 The new **Housing White Paper 'Fixing our Broken Housing Market'** was introduced in February 2018 and contains a number of points relevant to this application. In particular:

- A.55 – “Make clear that on top of the allowance made for windfall sites, at least 10% of the sites allocated for residential development in local plans should be sites of half a hectare or less.”
- Pg.21 “...make better use of land for housing by encouraging higher densities where appropriate.”

- 1.33 – “Expect local planning authorities to work with developers to encourage the sub-division of large sites...”
- 1.34 – “...supporting communities to take the lead in building their own homes in their areas.”
- 1.52 – “A locally led approach is important to ensure that development reflects the character and opportunities presented by each area. At the same time, authorities and applicants need to be ambitious about what sites can offer, especially in areas where demand is high and land is scarce, and where there are opportunities to make effective use of brownfield land.”
- 1.53 – “...ensure that the density and form of development reflect the character, accessibility and infrastructure capacity of an area, and the nature of local housing needs; and take a flexible approach in adopting and applying policy and guidance that could inhibit these objectives in particular circumstances; for example, avoiding a rigid application of open space standards if there is adequate provision in the wider area.”

Havant Borough Core Strategy (March 2011)

7.3 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.

7.4 Havant Borough Draft Local Plan 2036, DR1: Delivery of Development and Regeneration

Delivery

- a. The Council will plan positively and collaboratively to achieve high quality, sustainable development in Havant Borough;
- b. The Council has a clear ‘open for business’ approach and supports sustainable growth in homes, jobs and services in principle. Planning applications that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise;

c. The Council is committed to working proactively with applicants to jointly find solutions which mean that proposals for sustainable development are approved, particularly where they address the development needs of the Borough. The Council supports innovative design and development solutions in principle which will help to meet the Borough's development needs;

d. The Council expects applicants to be similarly proactive towards development proposals in Havant Borough. This will involve working collaboratively with the Council, infrastructure providers, regulators and communities to achieve high quality development. Such collaborative working should begin at an early stage, well before the submission of a planning application;

Coordination of development

e. Development proposals will only be permitted where they do not undermine the future development potential of adjacent sites;

Innovation and the acceleration of housing delivery

f. The principal of using modern methods of construction, which accelerate the delivery of new homes, will be supported in principle;

g. The Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging areas of housing need through innovative products;

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. The proposed development will be constructed from insulated sustainable timber panels.

8.2 To provide an environment appropriate for amenable residential use.

8.3 As per the **Housing White Paper 'Fixing our Broken Housing Market'**, "73 per cent of people say they would support the building of more homes if well designed and in keeping with their local area." The White Paper goes on to make clear that, "design should not be used as a valid reason to object to development where it accords with clear design expectations set out in statutory plans"

8.4 Havant Borough Draft Local Plan 2036, E6: High Quality Design

Planning permission will be granted for development that:

a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;

- b. Demonstrates that account has been taken of local design statements, neighbourhood plans and the design elements of conservation area appraisals which identify local character and distinctiveness;
- c. Demonstrates that it:
 - i. Responds to, and draws inspiration from its local context and where appropriate, forge a new sense of place through design;
 - ii. Considers characteristics such as heights, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;
 - iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;
 - iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
 - v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;
 - vi. Avoids over-dominance and not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance; and
 - vii. Plans for adverts, signage, lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.
- d. In addition, all non-householder development which will create new floorspace is expected to:
 - i. Ensure the layout is appropriate in density, scale, and appearance and sufficiently flexible to respond to changing uses, lifestyles and demography;
 - ii. A setting for any new buildings is provided which is in keeping with the surrounding area
 - iii. Reduce opportunities for crime and anti-social behaviour and contribute to the creation of safe and inclusive communities;
 - iv. Consider new technologies and construction methods as part of building design, taking into account sustainability and resource efficiency;
 - v. Integrate with existing local landscape features and characteristics of the area protecting and enhancing local wildlife, biodiversity and ecology;
 - vi. Be well connected to and integrate with the local area by linking to existing pedestrian and cycle routes and encourages people to use public transport where possible;
 - vii. Ensure that it does not undermine the development potential of adjacent sites;
 - viii. Maximise opportunities for mixed uses and the co-location of facilities, particularly in town and district centres in accordance with the design principles set out by Policies KS4 and KS5;
 - ix. Promote and encourage healthy lifestyles and neighbourhoods in line with Policy E1.

- x. Incorporate safe, secure and convenient provision for cycle storage and refuse and recycling facilities which is integrated within the overall design in line with Policy IN3;
- xi. Ensure safe and convenient access for all in the public realm, including the elderly, the disabled and less able; and
- xii. Integrate and design affordable housing in a way that is indistinguishable from market housing.

8.5 BRE Home Quality Mark Guidelines for design are addressed in 14.0 of this report.

9.0 Scale

- 9.1 The overall mass of the proposed development is consistent with other properties nearby, and considerably smaller than No. 32.
- 9.2 The proposed development will have significantly lower maximum ridge height than the house at No. 32 and will be more in line with neighbouring properties. At the front the ridge height of the proposed development will be below the first floor windows of both neighbouring properties.
- 9.3 The scale of the building can be most clearly seen in the two accompanying drawings 17045-542 and 17045-543. It will be apparent that the bulk of the proposal sits in line with the rear of No.30 and that every attempt has been made to reduce the mass and bulk to the front of the site.

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 hedge in order to retain as much of this as possible.
- 10.2 One small tree 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 driveway is currently kept clear, however it should be noted that it is the private property of No.32 and there is nothing to prevent occupants parking towing caravans or other large vehicles in the available space. Permission to remove an existing tree in the driveway has already been approved, as per 4.3 above.
- 11.3 The proposed bungalow will pick up the cream render of No. 1, 2, 3, 19, 19a and 32 Fishery Lane. The proposed bungalow will have brick to damp proof course and James Hardie 'Chestnut Brown' cladding board on the bay window. The render will be smooth finish Santex 'Ivory Stone'. The roof tiling will be James Hardie Concrete 'Antique Brown' Plain Tiles. The fenestration will be white uPVC and the front door will be hardwood. The roof overhangs have timber brackets to match the timber detailing of No.32 Fishery Lane.
- 11.4 Proposed dormers to the front could be obscure glazed to mitigate any overlooking to the front, as could the small east facing bathroom window at ground floor level.

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 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 Sustainable Homes

14.1 Based on BRE Home Quality Mark Guidelines. These address new policies E8 and E20.

14.2 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential use is already well established on the site. Potential overlooking issues have been addressed.

14.3 Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The purpose of this application is to form a basis of discussion with the Local Planning Authority.

14.4 Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

A large garden is proposed to the rear of the site.

14.5 **Service Provisions**

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

14.6 **Movement & Connectivity**

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

Parking is provided on site in line with National guidelines and provision could be made for electric charging facilities.

14.7 **Local Amenities**

- *Basic services such as retail and banking*
- *Local parks and places of leisure*
- *Healthcare and education facilities*

A variety of local amenities are available.

14.8 **Performance Outcomes**

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

14.9 **Lighting**

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

14.10 Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

14.11 Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

14.12 Predicted In Use Energy**Cost**

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

14.13 Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*

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