

**Design and Access Statement &
Landscape and Visual Impact Assessment**

**Replacement dwelling at 59 Sandy Point Road,
Hayling Island, Hampshire, PO11 9RR**

This document should be read in conjunction submitted documents/drawings:

Lilley Architecture Flood Risk Assessment document

Lilley Architecture drawings 385 PL01 revP1 to 385 PL01 revP1

Lizard Landscape Tree Constraints Plan

Lizard Landscape Tree Retention and Protection Plan

Lizard Landscape Existing Tree Schedule

Lizard Landscape Arboricultural Impact Assessment

Contents

1. *Introduction*
2. *Site context*
3. *Use and amount of proposed development*
4. *Planning Policy*
5. *Design/layout*
6. *Size and scale*
7. *Appearance and visual Impact*
8. *Flood Risk*
9. *Landscape design/ Arboricultural Impact Assessment*
10. *CIL and Ecology contributions*
11. *Appendix*

1. Introduction

Following Pre-Application Enquiry advise (GEN 16/00776, see Appendix A), this planning application seeks permission for a one-for-one replacement of the existing house.

The original enquiry was made based on providing two units. Following the pre-application response and subsequent communication (See Appendix B). Clarification was given that a more appropriate form of development would be a single replacement dwelling in the form of a chalet bungalow.

2. Site context

The application site is situated on the northern side of Sandy Point Road, near the corner with Bosmere Road.

The site does not reside in a designated area, i.e. Conservation Area, ANOB, etc.

The site resides in Flood Zone 3.

The site has a 15m street frontage and is 85m deep.

The site currently accommodates a 3-4 bedroom chalet style bungalow with two rooms in the roof and a detached garage building.

All boundaries have mature planting, shrubs and hedges. The west boundary has a number of trees in varying condition.

The property is well screened from the street by a timber fence, trees and hedging.

3. Use and amount of proposed development

The existing dwelling and garage building are to be removed and replaced by a single new five bedroom dwelling in a chalet bungalow style.

4. Planning Policy

The proposals have been designed in accordance with the relevant policies contained within the National Planning Policy Framework (NPPF), Local Plan Core Strategy and Borough Design Guide SPD 2011.

The development seeks to achieve sustainable development by supporting the economic, social and environmental tenors of the NPPF.

Due consideration has been given to housing policy, the location and context within which the proposal is set, both locally and the wider community.

A secure high-quality design has been adopted that responds to the buildings locality, amenity of occupants and neighbours.

5. Design/Layout

Following advice received at Pre-Application Enquiry new building takes the form of a chalet bungalow.

The new building will reside in a similar position on site to where the existing property was positioned.

The proposed building will be pulled away from the boundary with its nearest neighbour to the east, leaving a comfortable side clearance/driveway of 3.4m.

The proposed building is set back 1.5m from the existing front of the building to provide a larger front garden and drive, and greater visual attenuation from the street.

In order to ensure flood risk is not increased by the development (either within the site or to the surrounding areas) the ground floor level is set 300mm above the existing finished floor level and the sub floor void will be allowed to flood in a potential flood event (See Flood Risk Assessment). This being the case the ground floor is accessed via a front verandah and steps up to the house.

The ground floor comprises of entrance hall and staircase, snug and study at the front of the house, with a open plan living, dining and kitchen space opening onto the large rear garden.

On the first floor, accommodated in the roof, there is a master bedroom suite at the rear with four further bedrooms, a shower room and family bathroom.

The orientation and aspect of the proposed building is designed to maximize the front and back aspects of the property and minimize any impact on adjacent plots.

6. Size and scale

The size, scale and appearance of the proposed chalet bungalow is a direct response to the architecture of nearby properties, the requirements of the applicant and the opportunities of the site.

The property to the west, No. 55, is situated on a wide double plot. There is approximately 20m clearance between the proposal and No.55.

The proposal reflects the style of this property, but the overall height of the proposal will be substantially lower than that of No 55.

The neighbouring property to the east, No. 61, is a smaller scale bungalow. However, the new ridge height of the proposal does not reflect a step change in scale from the existing roof (approximately 6.1m to 7.7m).

Furthermore, the new roof is hipped at about the same height as the existing ridge, mitigating the impact of any additional height.

The proposal is also situated further from the eastern boundary and the removal of the garage immediately on the boundary will create a better sense of space between the properties.

Additionally, there are no windows on the western elevation of No 61 and our proposal respects the rearward building line and does not encroach on visibility from any windows using the 45-degree rule.

7. Appearance and visual Impact

As aforementioned the proposed building lends stylistically from the neighbouring building vernacular.

However, it is the intension to create a high-quality build both in terms of materials and aesthetic.

Sandstone steps will lead you up to the verandah, built with green oak posts and trusses.

The building is designed with well-proportioned dormer windows formed in a traditional plain tile roof with bonnet hips and half round ridge tiles.

Under the roof the building will be clad at high level with horizontal boarding, Cedral cladding or similar. At lower level, the walls will be rendered in a light coloured silicone render.

Large painted sash casement windows complement the design and will be carefully colour co-ordinated with the eaves, gutters and cladding.

The building will not be visually significant on the street scene (see street scene drawing 385 PL06) due to its scale, position and intervening features (trees, hedges, fence).

Furthermore, the proposal will not be impactful to neighbouring properties for reasons previously described.

8. Flood Risk

The proposal will reduce flood risk overall, please refer to the Flood Risk Assessment for details.

Surface water will be attenuated via on site soakaway.

Foul water will continue to be connected to the main sewer.

9. Landscape design/ Arboricultural Impact Assessment

The proposed assessment completed by Lizard Landscapes Ltd. confirms the extent of the landscape works. These have been kept to a minimum and are largely concerned with:

- The removal of low quality vegetation to enable the proposed development.

- Removal of category U trees that do not have an impact on the proposals but are best removed for safety and/or the general benefit of the site and neighbours.
- Protection of existing trees and vegetation during the works.

It is worth highlighting that the site is not covered by any statutory designations related to trees or vegetation (does not include any TPO's and it's not located within Conservation Area); the majority of the vegetation is low quality and value; and the impact of the proposed development onto the existing vegetation is low.

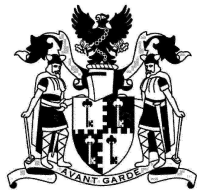
10. CIL and Ecology contributions

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

Furthermore, under Policy DM24 which relates to the Solent Recreation Mitigation Partnership (SRMP). The applicant understands a contribution of £176 will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA).

11. Appendix

A. Pre-Application Enquiry response



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Lilley Architecture
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Our Ref: GEN/16/00776
Direct Line: (023) 9244 6509
Ask For: Mrs H Lealan
Email: planning.development@havant.gov.uk

18 July 2016

Site Location: 59 Sandy Point Road, Hayling Island, PO11 9RR

Re: Proposed construction of a replacement dwelling and a chalet bungalow.

Dear Mr Lilley

I am writing to you further to your enquiry received on the 07 July 2016 regarding the above address.

1. Proposal

Proposed construction of a replacement dwelling and a chalet bungalow

2. Relevant Planning History

None relevant

3. Policy Context

The site is situated within an urban area where further development is considered acceptable in principle, subject to detailed considerations and compliance with other policies. In this instance the policies considered relevant are as follows:

Havant Borough Local Plan (Core Strategy) 2011

CS9 - Housing

CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS15 - Flood and Coastal Erosion Risk

CS16 - High Quality Design

CS17 - Concentration and Distribution of Development within the Urban Areas

CS21 - Developer Requirements

DM8 - Conservation, Protection and Enhancement of Existing Natural Features

DM13 - Car and Cycle Parking on Residential Developments

Havant Borough Local Plan (Allocations) July 2014

AL1 - Presumption in Favour of Sustainable Developments

DM24 - Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Additionally the following Supplementary Planning Documents are relevant:

Borough Design Guide SPD 2011 - particularly Section 5, please follow this link:

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>
Residential Parking and Cycle Provision SPD 2010

4. Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- i. The Principle of development
- ii. Drainage and flood risk
- iii. Impact on residential amenity
- iv. Highway matters
- v. Ecology
- vi. Developer contributions/Community Infrastructure Levy

i. The Principle of development

The site lies within the urban area where the principle of development is acceptable, subject to other material considerations and compliance with policies.

ii. Drainage and flood risk

The site lies within Flood Zone 3 as identified by the Environment Agency's (EA) flood zone map where there is a high risk of flooding. New residential development is classified as 'more vulnerable' and in Flood Zone 3 such development should not be permitted. Therefore this fundamental objection to developing the site due to flood risk would mean that residential development as submitted would not be supported.

iii. Impact on Residential Amenity

The distances between the two dwellings and gardens depths achieved meet the requirements of policy CS16 and the Borough Design Guide SPD.

However, the backland nature of the site and the introduction of a driveway and its associated vehicular comings and goings so close to the adjacent dwelling to the east of the site, with little opportunity for buffer planting, would be likely to result in noise and disturbance detrimental to the amenity of the occupiers of this dwelling. This would also be contrary to policy CS16.

iv. Highway matters

The current adopted Residential Parking and Cycle Provision Guide SPD sets out the on site parking requirements. On site turning would also be required to enable vehicles to leave the site in a forward gear and this document sets out at paras 7.3 - 7.9 the recommended dimensions required.

vi Ecology

Policy DM24 which relates to the Solent Recreation Mitigation Partnership (SRMP). The SRMP was introduced with the advice of Natural England and they have advised that a contribution of £176 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA). Should any application be submitted then this contribution will be sought by way of either an up front payment or a Section 106 legal obligation.

vi. Developer contributions/Community Infrastructure Levy

The proposed development would also be subject to the Community Infrastructure Levy details of which are available on the Council's website:

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

The relevant contribution level for this site would be £100 per square metre of new residential floorspace. CIL Liability is subject to indexation, based on the BCIS index. If planning permission were issued this year it would be indexed linked to 2016 from a base year of 2013 and an increase of approximately 20.04% will apply.

6. Conclusion

Given the flood constraints of the site I am of the opinion that the proposed dwelling would not be supported and the site is currently unsuitable for any further residential development.

Please note that the above comments are the opinion of individual Planning Officers and are in no way binding upon the Council when determining any future applications for planning permission and nor will they prejudice the outcome of any applications submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 02392 446571

Yours sincerely

Mrs H Lealan
Planner
Our Ref: GEN/16/00776

B. Additional pre-application consultation advise

From: Heather Lealan [Heather.Leanan@havant.gov.uk]
Sent: 19 July 2016 07:03
To: 'lilleyarchitecture'
Subject: RE: Acolaid Case GEN/16/00776

Dear Mr Lilley,

Thank you for your email, I will address each of your points in turn;

1. The site is located within a Flood zone 3 as identified on the Environment Agency flood zone map and the proposed development of an additional houses is classified as a More Vulnerable Use by the EA. Paragraph 101 of the NPPF requires that Local Planning Authorities steer new development to areas with the lowest probability of flooding and that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. A sequential approach should be undertaken by the LPA in this regard to decision making. The advice contained within the EA's *Demonstrating the flood risk Sequential Test for Planning applications*, has been followed to this regard to test the planning application subject of this report.

The Sequential Test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential Test, or for applications for minor development, (for example extension to existing dwellings), or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site). However, the site subject of this report is categorised as a windfall site and the EA advise that, in the absence of a flood risk windfall policy it may be possible (where the data is sufficiently robust) for the LPA to apply the Sequential Test taking into account reasonably available sites, historic windfall rates and their distribution across the district relative to Flood Zones. Where historic and future trends evidence indicate that housing need in the district through windfall can be met largely/entirely by development outside high flood risk areas, this may provide grounds for factoring this into the consideration of 'reasonably available alternative sites at the planning application stage.

To this regard the LPA can demonstrate a 5 year housing supply within the current Strategic Housing Land Availability Assessment (SHLAA) and has an Adopted Allocations plan. It is therefore considered that the provision of a further new dwelling within flood zone 2 cannot be justified in this case as there are sequentially better sites available, which are deliverable and provide the Borough's 5 year housing supply requirement. An exception test is not required as set out in table 1 and 3 of the technical guidance of the NPPF.

2. To replace this existing dwelling a flood risk assessment must be submitted with the application that demonstrates the new dwelling would not increase the risk of the future occupiers in the event of a flood. Given the nature of the development within the street I consider a more appropriate form of development would be the indicative plans for the chalet style bungalow as proposed for the rear of the site.

Kind Regards

Heather

Heather Lealan
Principal Planning Officer, Planning Services

Please note that I work part time and leave the office at 2pm on Tuesdays, Wednesdays and Fridays

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From: lilleyarchitecture [mailto:mail@lilleyarchitecture.com]

Sent: 18 July 2016 18:40

To: Heather Lealan

Subject: RE: Acolaid Case GEN/16/00776

Dear Heather

Thank you for your response. A few questions if I may:

1. Please can you elucidate on the nature of the objection in regard to the flood risk issue.
2. Please can you confirm if just the replacement unit, such as the one drawn, would be acceptable.

I look forward to your reply.

Kind regards

Roger

lilleyarchitecture.com

Roger Lilley RIBA
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roger@lilleyarchitecture.com

From: Heather Lealan [mailto:heather.lealan@havant.gov.uk]

Sent: 18 July 2016 18:00

To: mail@lilleyarchitecture.com

Subject: Acolaid Case GEN/16/00776

Dear Mr Lilley,

Please find attached my response to your general enquiry

kind regards

Heather

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