

22 January 2013

OWNERS: Mr & Mrs HM Seddon

PROJECT: Construction of 1 new dwelling with garage parking

ADDRESS: 40A St Catherines Rd, Hayling Island

STATEMENT

Site Description

The land at 40A St Catherines Road, Hayling Island has a site area of 0.15hs and has an average width of approximately 20m. The site is a generous plot of residential land on St Catherines Road and has a previous and current permission for a single dwelling. The land to the south has a depth of 2 plots with a two storey dwelling in the front plot next to St Catherines Road and a single storey dwelling to the rear. The proposed dwelling will sit within the existing building line, which is currently broken by the existing houses: to the North, being set far back in the site and to the South, which is set forward. St Catherines Road is densely planted with well-established trees and shrubs. This planting creates a strong character and provides the houses a sense of privacy.

PPG3 states that the government is committed to concentrating most additional housing development in urban areas, and to maximising the re-use of previously developed land. The density of St Catherines Road is low in comparison to the urban areas PPG3 is mainly referring to and this needs to be reflected in the proposed development. The plot size in the proposal compares favourably with adjoining sites.

Planning History

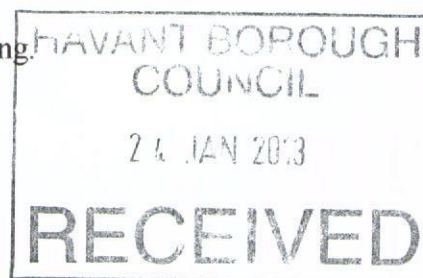
In 2003 an application for outline planning permission for retention of the existing dwelling and addition of a new dwelling with a new entrance to St Catherines Road, was approved under reference number 03/65331/001

In August 2006 an application for two houses on the site frontage with two bungalows behind was refused planning permission under reference 06/6531/003. A subsequent appeal was dismissed (APP/X1735/A/07/2035578) on 17th May 2007.

In June 2008 an application for two houses on the site frontage with one bungalow behind was refused planning permission under reference 08/65331/005

In September 2009 an application was submitted for the demolition of the existing dwelling and the construction of 2 new dwellings with garage parking, was granted permission under reference 09/65331/006. This application reduced the dwellings from the original application for four to two; the depth of the plots now stretched to the entire depth of the site rearranged to allow for greater protection of the T2 Oak, which is key to the street scene. The average plot size for each plot is now 0.15 hectare.

In September 2010 an application to retain the existing dwelling at 40 St Catherines Road with the demolition of its existing sunroom to the side and erection of conservatory to rear and erection of a double garage to the front. Also the Erection of 1 detached dwelling house and erection of detached double garage. Removal of 1 Walnut Tree (T1), 1 Silver Birch (T3) and Hawthorn Group 1 subject to TPO 1817 was granted permission under reference APP/10/00410.



Effect Of Proposals On Neighbours And Surrounding Areas

The new entrance location, currently approved under reference APP/10/00410 is retained under this new proposal which allows for the greater protection for the future of the T2 Oak which is the tree with the greatest impact on the character of the area. The entrance and proposed driveway allows ease of turning and planting proposals will improve the front boundary, which is currently chestnut fencing.

The two storey dwelling will be within the existing building line and there will therefore be less possibility of overlooking the surrounding properties. All sensitive, first floor side windows are proposed to be obscure glazed as shown on the elevations. Additional planting is proposed around the boundary to further improve screening.

Trees

The mature planting to St Catherines Road has a strong effect on the character of the area. The aim of this proposal is to develop this site whilst improving the street scene and the general health and quality of the trees

There is 1 TPO tree on the site (T8 Hawthorn to be retained) and three TPO trees offsite, two are close to the southern boundary and one on the Northern boundary (T2 Oak) next to the road, which have also been taken into account.

The TPO T2 Oak is a tree deemed to be of high quality and clearly contributes greatly to the street scene. However its close proximity to the entrance will require sufficient protection measures during construction and occupation of the site. The position of the entrance will allow for greater ease of vehicular movement, reducing the risk of damage to the T2 oak roots and trunk.

The owners, Mr & Mrs Seddon, are keen gardeners and are committed to growing a variety of trees and shrubs to provide a long term valuable improvement to the street scene. They have provided, with this planning application a planting proposals to improve the whole site and in particular the front boundary.



View of the site entrance from St Catherines Road looking South

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View of site entrance from St Catherines Road looking North showing T2 Oak on the boundary at the end of the chestnut fencing



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View of the site illustrating the T8 Hawthorne on the far right boundary at the rear of the site

Access, Parking and Refuse

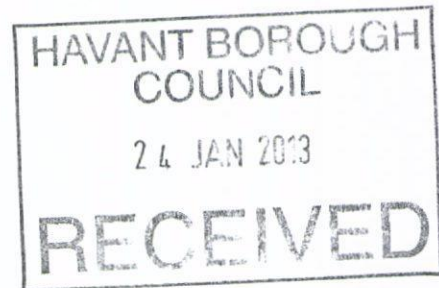
St Catherines Road lies within the defined built-up area of South Hayling and is considered to be an accessible location for the purposes of infill development.

The site will have a double garage with cycle storage. The plot has room for at least 2 more vehicle spaces within the driveway.

Refuse and recycling bins are to be kept on the site and brought to the front of the site by the occupants on the appropriate days.

Flood Risk

The site does not lie within a Flood Risk Zone and is therefore not subject to a flood risk assessment.



Utilities and Drainage

Gas, electricity and telecoms – Connection to existing services in the kerbside

Drainage

- Foul drainage connection to be made to existing sewer
- Storm drainage to new soak-a-ways within property boundary

Conclusion:

St Catherines Road consists of residential buildings of a high quality vernacular style. The variation in appearance from the road and the palette of materials in St Catherines Road means that each house appears individual whilst maintaining a unified feel to the road.

The surrounding houses use render, brickwork, tile hanging, timber windows and doors, feature glazing, clay tile and slate pitched roofs as well as using design features such as rafter feet, stepped brickwork, chimneys, bays and hipped roofs. The building has been designed to suit the constraints of the plot whilst maintaining a visual relationship with the neighbouring houses.

The proposed development is a four bedroom house whose scale is appropriate for the plot and features that have been designed to blend with those of St Catherines Road. The house will be built with clay tiled roof and elevations of brick and render. The house is designed to be very thermally efficient with internal timber framing, high levels of insulation, both double and triple glazing and recognises primary eco-build principles, incorporating an Air Source Heat Pump.

The intention of this proposal is to make use of this large plot whilst maintaining and improving the much valued character of St Catherines Road, the proposal takes into account surrounding plots, building lines, overlooking issues, local character, existing trees, improvements to the street scene and architectural style.