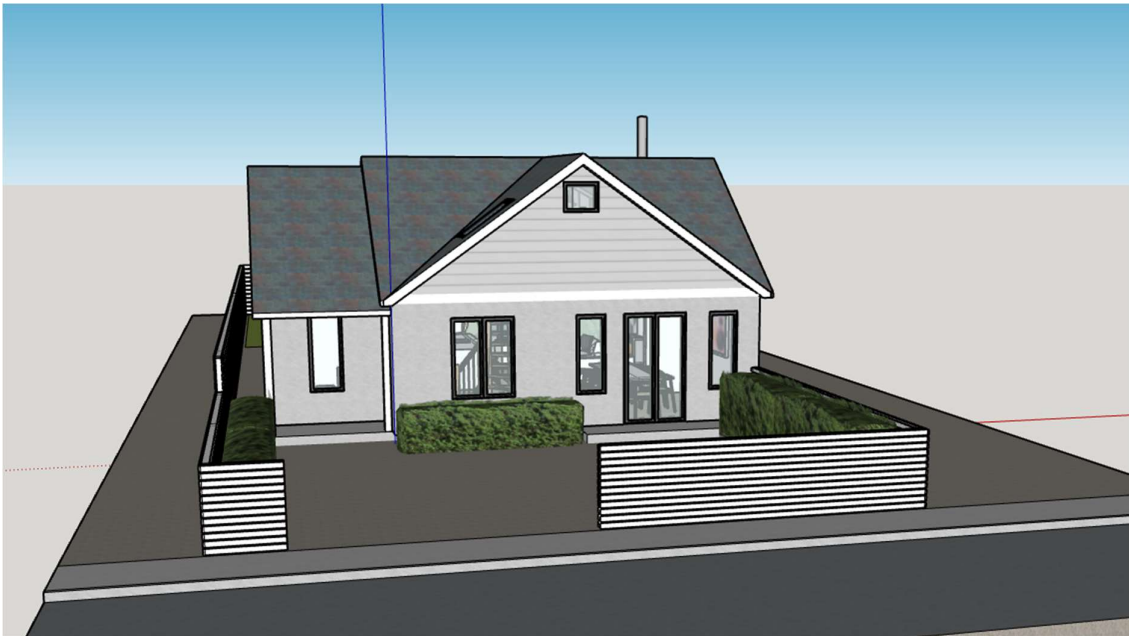


**15 Elm Close Estate
HAYLING ISLAND
PO11 9AT**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**



**December 2022
Prepared by:**

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1. The Proposed Development

- 1.1 This document has been produced to summarise and explain the design development for the proposed residential development on land known as 15 Elm Close Estate, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms and drawings listed below.

- Site Location Plan at 1:1250 scale
- Planning Application Drawings

- 1.2 The application is submitted for the extension and renovation of the existing detached residential unit over two floors. The architectural form and mass of the remodeled house respects and responds in a positive manner to the design language in the adjoining area, is an appropriate form and design response for the site while retaining the amenity enjoyed by the adjoining properties.

- 1.3 Below is a 'not to scale' location plan of the application site with the proposed building footprint and adjoining properties.



- 1.4 Parking is provided through 3 parking spaces on a gravel forecourt accessed off Elm Close Estate Road, a minimum of 3 car parking spaces will be retained on the site.
- 1.5 Bicycle storage is provided in the existing garden shed which is currently used for this purpose.

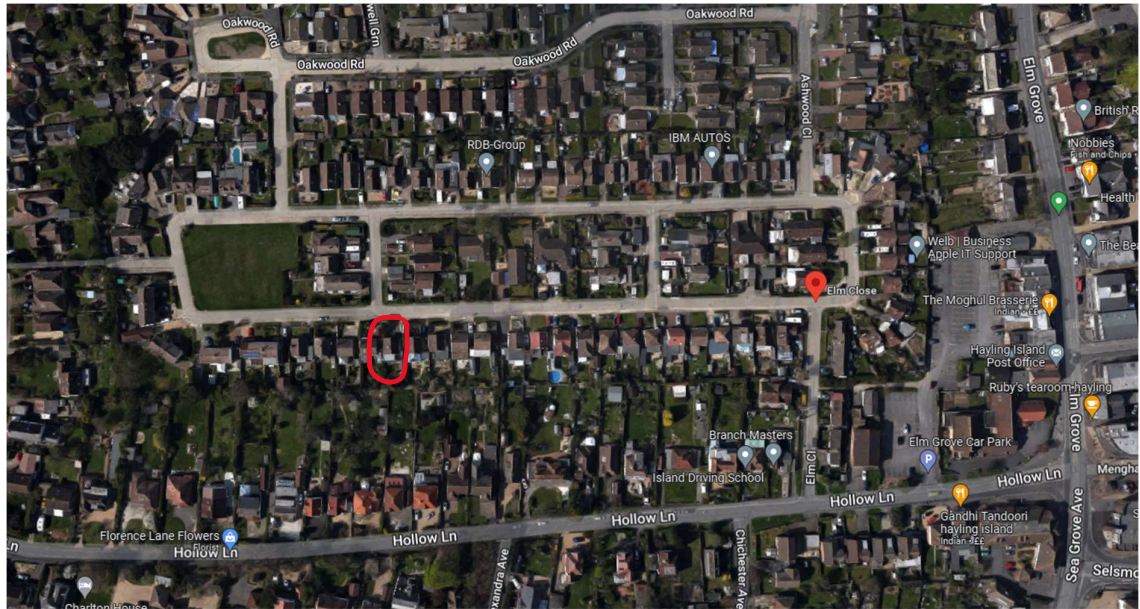
2. The Site and Context Appraisal

- 2.1 The application site is known as 15 Elm Close Estate; the site is 9.6 m wide on the street frontage, 9.9m at rear and 29 m deep, the site area is 282.75 sqm. The existing house is over two floors with a ground level extension to the east and rear, the roof form is pitched with a gable to the front. The property is white rendered mock Tudor on ground with terra cotta tiles and wood cladding to the 1st floor gable. The roofing material is concrete roof tiles. The original building is constructed of brick cavity walls with the extensions being timber framed and in poor condition. There is little insulation, windows are a range of original with some UPVC, such as the sliding doors to the rear.
- 2.2 The property to the east, No.16, has had a large glass extension / conservatory added to the rear which has a pitched/hipped glass roof to meet the original ridge line.
- 2.3 No. 40 Elm Close Estate has been recently extended to the front and rear a large dormer to create habitable space in the loft area. It has been significantly upgraded and modernised while maintaining the character and scale of the area.
- 2.4 No.30 Elm Close Estate has been extended and modernised with a large dormers to create habitable space in the loft area. IT has been improved with renewed external materials in keeping with the area as well as uPVC replacement windows in a “timber” colour.
- 2.5 The application site, No. 15 Elm Close, is located along the southern road of the estate, faces north to the street and its rear garden is south facing to the very deep rear gardens of homes along the north side of Hollow Lane.

Elm Close Estate is to the west of Mengham, roughly in the centre of Hayling Island. It was developed in the early part of the last century with very similar one-storey bungalows with pitched roofs. Over time, a large number of houses have had alterations such as large dormers added to the roofs as well as side extensions, rear extensions and garages / outbuildings and sheds.



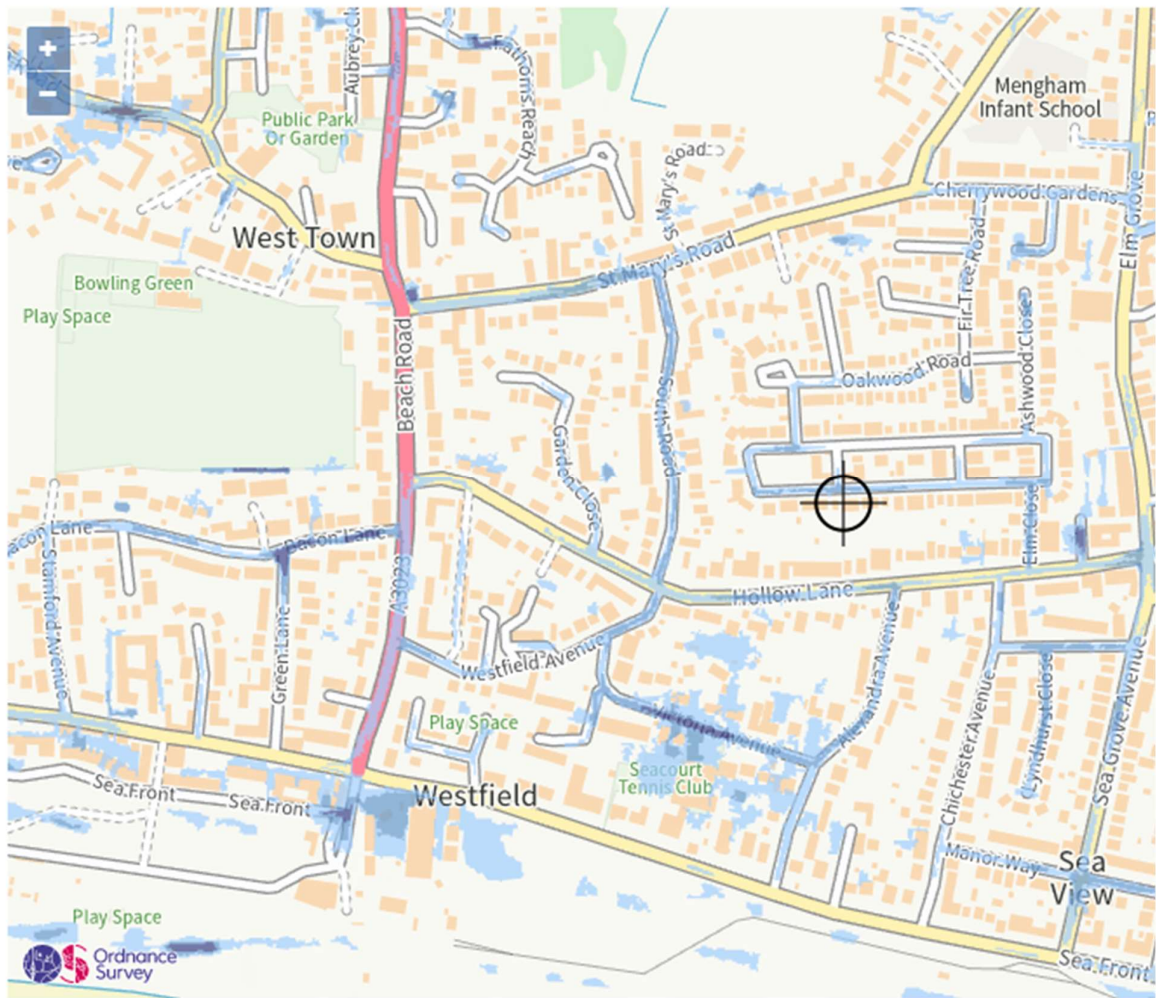
No. 15 Elm Close Estate (No. 16 to east behind hedge)



Elm Close Estate Plan with No. 15 indicated in red circle

- 2.6 Existing housing is generally traditional forms and a mix of commonly seen residential materials such as brick, render, mock Tudor etc. There is a range of window types which have replaced the traditional timber windows. Many of the roofs are concrete tiles. Landscape is mature and there is a residential feel to the area with low traffic.
- 2.7 The roof scape in the area is mainly pitched and gabled, with the gable direction switching to front or side orientated. No. 15 happens to sit between a street facing gable to the east (No. 14), and a side facing gable to the west (No. 14). Many of the roofs have been altered with large to medium sized dormers to make habitable spaces in the first-floor loft area.
- 2.8 Properties are set back from the pavement edge by 5-6 meters, with many having paved or shingle forecourts for off street parking. They either have boundary walls and/or strong boundary planting, comprising both trees and hedging. Parking forecourts are evident on most properties.
- 2.9 The EA flood risk map indicates the site is in an area of 'very low' risk of flooding from rivers and sea, and 'low' risk from surface flooding to the road. (Please see diagram map from the EA on page 6)

Therefore, an FRA has is not required for this application.



Extent of flooding from surface water

● [High](#)
● [Medium](#)
● [Low](#)
● [Very low](#)
⊕ Location you selected

EA Flood Risk Map: Very low risk with medium risk of surface flooding to the road only



No. 16 Elm Close Estate: Rear and Roof Extension to the east of the subject site



No. 40 Elm Close Estate: Rear Roof Extension and street extension with rooflights



No. 30 Elm Close Estate: Example of side facing dormers and side extension roof

3. Planning Policy Context

National Planning Policy - National Planning Policy Framework (NPPF) 2021

- 3.1 The NPPF lays down a presumption in favour of sustainable development. There are three dimensions to sustainable development in Para 8: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.2 At the heart of the NPPF is a presumption in favour of sustainable development. Thus, the decision-making process is required to approve development proposals that accord with the Development Plan or, where the Development Plan is absent or otherwise out of date, planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies contained within the Framework as a whole.

- 3.3 Section 12 of the NPPF requires the 'creation of high quality, beautiful and sustainable buildings (Para 126). Para 130. States:

"Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;"

- 3.4 Section 14 of the NPPF sets out guidance on development that may be subject to flood related consideration, the accompanying online Planning Practice Guidance (PPG) on Flood Risk and Coastal Change provide tests and thresholds to protect property from flooding which all local planning authorities (LPAs) are expected to

follow.

Relevant Policies from The Havant Borough Local Plan (Core Strategy) 2011

- 3.5 Policy CS15 Flood and Coastal Erosion Risk. Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:
1. It meets the sequential and exception test (where required) in relation to PPS25.
 2. The site is in a low hazard area as defined in the Strategic Flood Risk Assessment.
 3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
 4. The scheme incorporates flood protection; flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
 5. Appropriate flood warning and evacuation plans are in place.
 6. New site drainage systems are designed taking account of events which exceed the normal design standard.
 7. It meets the sequential and exception test (where required) in relation to PPS25.

All development will be required to ensure that there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDs are provided, arrangements must be put in place for their whole life management and maintenance.

The council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan to ensure that development avoids areas at risk from coastal erosion and coastal flooding and that areas required to offset coastal squeeze and prevent habitat fragmentation, to allow species to adapt to climate change, are identified and protected from development.

- 3.6 Policy CS16 High Quality Design. All new development should demonstrate that its design:
- responds to local context, including integrating with existing landscape features, promotes bio-diversity, exhibits an appropriate design, integrates with transport links in the local area and respects the amenities of neighbouring properties;
 - produces a positive relationship between buildings, street and spaces, both existing and proposed;
 - contributes to the public realm close to the development;
 - is inclusive in considering the needs of people with disabilities;

- mitigates negative environmental impacts through sustainable design and construction methods;
- adapts to the changing needs of the users and the change in climate over the lifespan of the building.

3.7 The **Borough Design Guide SPD (2011)** supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the borough. It sets out the council's design expectations with regard to new development and defines the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development. Section 5 sets out general guidance on extensions and modifications to residential properties that the proposed development will seek to comply with.

4. The Design Proposal

- 4.1 The owners are long term Hayling Island residents as well as local business owners, and currently reside in the house. They wish to increase living area, create a home office/study and generally improve the residence adding insulation and quality materials to enhance the comfort and livability of the house. The Architect with some 30 years' experience has recently designed several new and remodeled houses on Hayling Island. He has approached the design in a holistic way to make the property adapt and respond to the site and surroundings yet be a strong and appropriate piece of architecture.

Site Layout

- 4.2 The application site is known as 15 Elm Close Estate; the site is 9.6 m wide on the street frontage, 9.9m at rear and 29 m deep, the site area is 282.75 sqm. This plot size is typical site layouts in the adjoining streets. The orientation of the garden runs north-south on the long axis, the dwelling is orientated to take advantage of natural light and to minimise impacts on the adjoining properties. The houses to the rear of the site (on the north side of Hollow Lane) have very large gardens so there is a large distance between the subject house and its southerly neighbour. Additionally, large, mature evergreen trees screen the plot from the south.
- 4.3 The existing house is white rendered mock Tudor on ground with terra cotta tiles and wood cladding to the 1st floor gables. The roof is made of concrete roof tiles. The original building is constructed of brick cavity walls with the extensions being timber framed.

Access Site/Parking

- 4.3 Access to the site is Elm Close Estate road, which is a private road. Car parking is currently provided on site in the form of forecourt parking which is proposed to remain. On street parking is allowed, however adequate parking on site for up to three car parking spaces will be provided.

Levels & Scale and Appearance

- 4.4 The site is relatively level on Elm Close, this will not be impacted by the proposed scheme. The ground floor level will remain at its current AOD.

The existing original house will be renovated, insulated and generally improved.

The existing side and rear extensions will be rebuilt to current building regulations with the rear footprint is proposed to increase in width by approximately 1 meter towards the centre of the plot and will not impact neighbours in any way. Floor levels in these extensions will be made to match the original house level.

The existing house footprint will be reduced by one half meter along the east side creating a passage from the front forecourt to the rear garden.

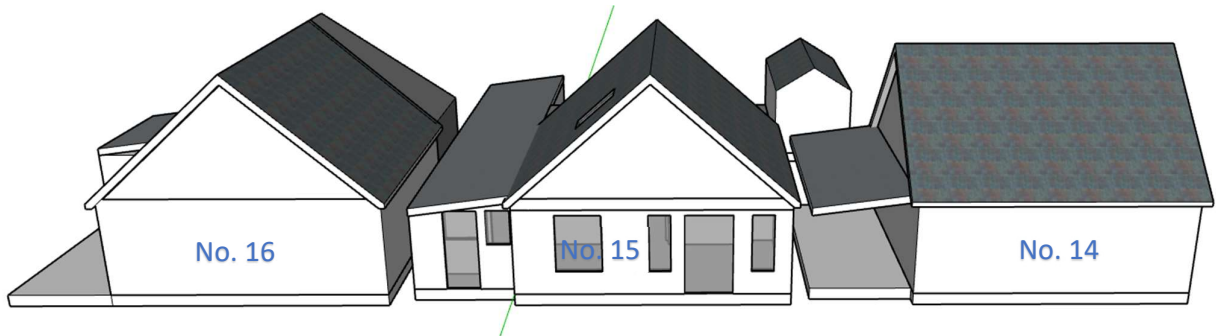
The proposed ridge remains as per the existing house (11.203 AOD)

The east side extension proposed roof is setback and subservient to the existing ridge and is lowered from it by approximately 30cm.

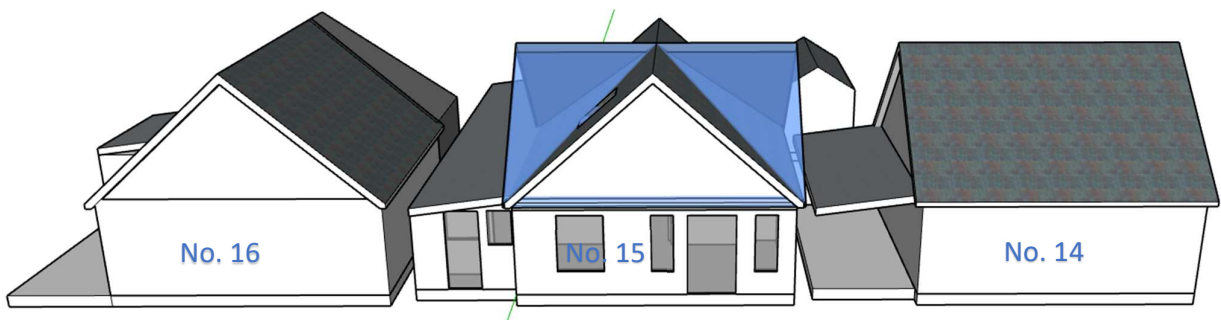
The west side roof extension will follow the angle and setback of the neighbouring property to the west (No. 14) and will meet the existing ridge line.

The proposed rear dormer is a flat roof which meets the existing ridge.

The proposed roof form mitigates the change of ridge direction between the east (no 16) and west (no 14) neighbouring houses. It is designed to fit between the two neighbouring houses comfortably and create a transition between their respective ridge orientations. (See Diagram Below)

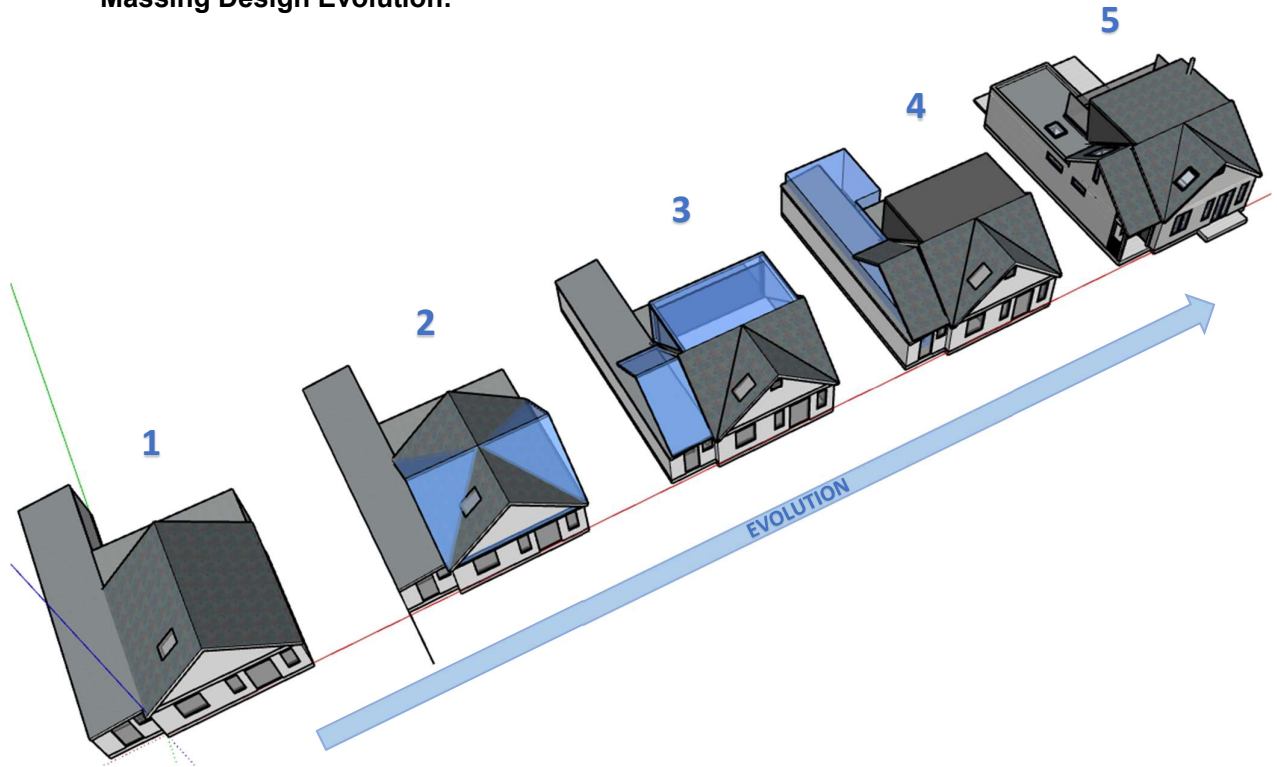


Current Massing: No 16 & No. 15 Ridge North-South direction, No. 14 Ridge East-West direction



Proposed Massing: No. 15 Mitigates the two ridge directions and transitions between them

Massing Design Evolution:



1 Existing Massing	2 Transverse Roof Form mitigates orientation change	3 Side Roof and Rear Dormer added	4 Reform/Rebuild Side & Rear Extension; create gap to East / No. 16	5 Proposed Massing w/setback side porch
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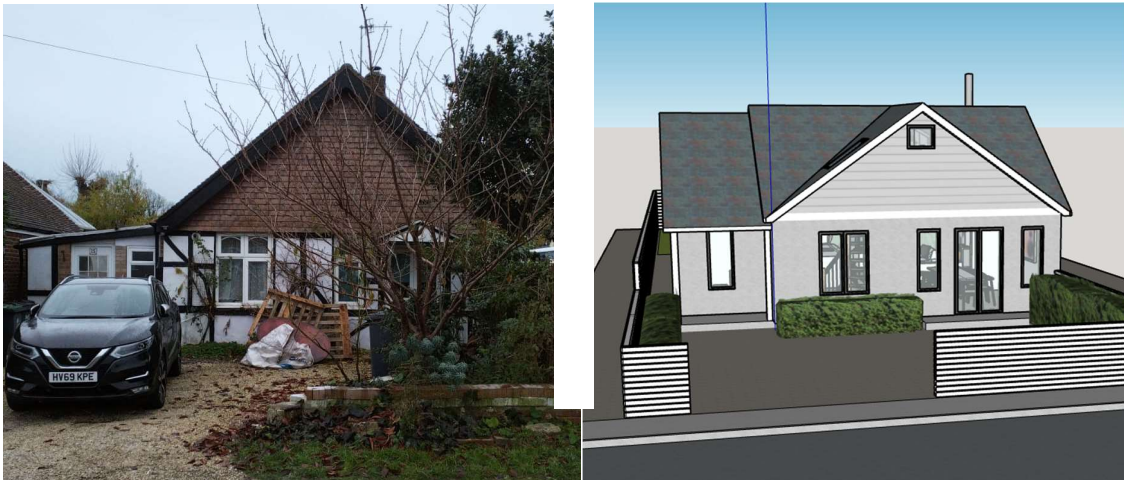
4.5 **Areas:** The footprint of the retained dwelling will be increased by 2.95sm on the ground floor with additional extensions on the first floor within the existing roof space, and new roof space. This will increase the first-floor level to 12.43sm. Overall, there is a net increase in floor area of 15.38sm.

4.6 **Areas:** Existing and Proposed Floor Areas Table

m2	Existing	Proposed	Change/Increase
Site	282.75	282.75	0
Ground Floor	89.56	92.51	2.95
First Floor	30.47	42.90	12.43
Total GIA	120.03	135.41	15.38

Sustainability

- 4.7 A fabric first approach has been adopted to ensure the building meets current Building Regulation standards. A log burner will be installed that utilises locally sourced sustainable wood, under floor heating will be provided as a back-up heat source. The property will be naturally ventilated and cooled, the orientation of the main windows and doors will assist with heating and cooling the building. Local trades people and, where possible, locally sourced materials will be used in the construction of the building. The owners are in fact proprietors of a local Hayling Island building and fencing company and will utilise their skills in the construction of the building alongside qualified contractors and subcontractors.



Existing and Proposed Street Views

5 Proposed Scheme Evaluation

5.1 Having regard to the relevant policies of the development plan it is considered that the proposed development responds in a positive manner to the main planning policy considerations namely:

- Principle of development
- Appropriateness of design
- Effect on neighbouring properties
- Flood issues

(i) Principle of development

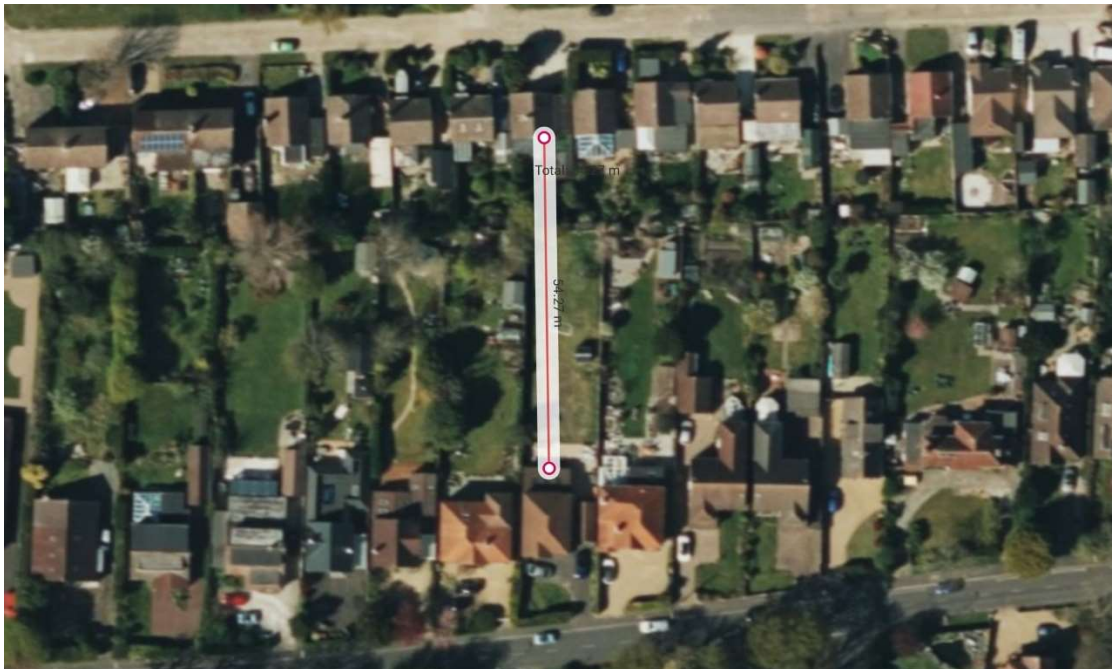
5.2 The application dwelling is located within the defined urban area; therefore, development is considered acceptable in principle in accordance with CS17 of the HBLP (Core Strategy) subject to development control criteria. The ground floor side extension is permitted development. The ground floor existing extension replacement and first floor extensions with roof alterations require planning permission, the modifications are appropriate given the site and the adjoining properties.

(ii) Appropriateness of design

- 5.3 The proposal is for the remodeling of a two-floor dwelling with side extension to ground and first floors, addition of rear garden facing first floor terrace, and reconfiguration of the roof form with rear facing dormer. The property will remain a four-bedroom detached house with off street parking, landscaped garden with balcony on first floor but with a more usable, modern and comfortable built form that sits appropriately on the building plot. The setting of the proposed house is appropriate in terms of the scale of the site and to adjoining properties, it follows the street set back building line of No.16 and No. 14 and their soffit and ridge heights, and provides adequate off-street parking in the forecourt area for at least 3 cars.
- 5.4 The architecture of the property is a modern interpretation of the traditional bungalows found in the area and reflects the form and building materials used in more recently renovated / constructed properties in the immediate vicinity. The form of the proposed roof will mitigate between the neighbouring gable roofs and transition the built form between them. It will be no higher than the existing ridge and maintains a low impact elevation to the street. The development meets the requirements of policy CS16 of the HBLP (Core Strategy), there is positive impact on the existing streetscene and the visual amenity of the locality.
- 5.5 As part of the proposed development the applicant will implement a sensitive landscape scheme to include indigenous plant species and porous gravel surfaces, this will enhance the character of the site and wider area and provide ecological benefit over the existing situation. Being a fencing contractor himself, the owner will provide high quality boundary fencing and use sustainable materials in doing so.

(iii) Effect on neighbouring properties

- 5.6 The proposed remodelled and extended dwelling will be visible from the street and neighbouring properties as it is currently. The western property boundary will remain as at present, with no windows existing or proposed. The proposed development will have no material impact on daylight/sunlight and privacy as there are side windows on the existing eastern elevation of the application dwelling which will be replaced, and the proposed new windows will have a cill height of 1.7m measured from finished floor.
- 5.7 The proposed rebuilding of the existing east side extension will move the external wall away from the eastern neighbour (No. 16) creating a further gap of some 500-800mm additionally. Its proposed pitched roof will not impede on any adjacent windows in No. 16, or cause loss of light amenity.
- 5.8 The remodeled roof form is in keeping with the existing roof and the style, massing, and detail of neighbouring properties with no increase to the current ridge height. There are no overlooking or loss of light issues to the east and west neighbours.
- 5.9 There is an existing flat roof area on the south side of the house which is currently accessed from the first floor – the proposal continues this function with a more safe and secure roof terrace. There will be obscured glass balustrades to 1.7m from finished floor to protect overlooking to the east and west. The properties in Hollow Lane to the rear (south) of the application property are approximately 54-55 meters from the rear elevation existing window and first floor terrace of the application property, no increased overlooking will occur. Additionally, large, mature evergreen trees stand on the plots southern boundary and provide substantial screening.



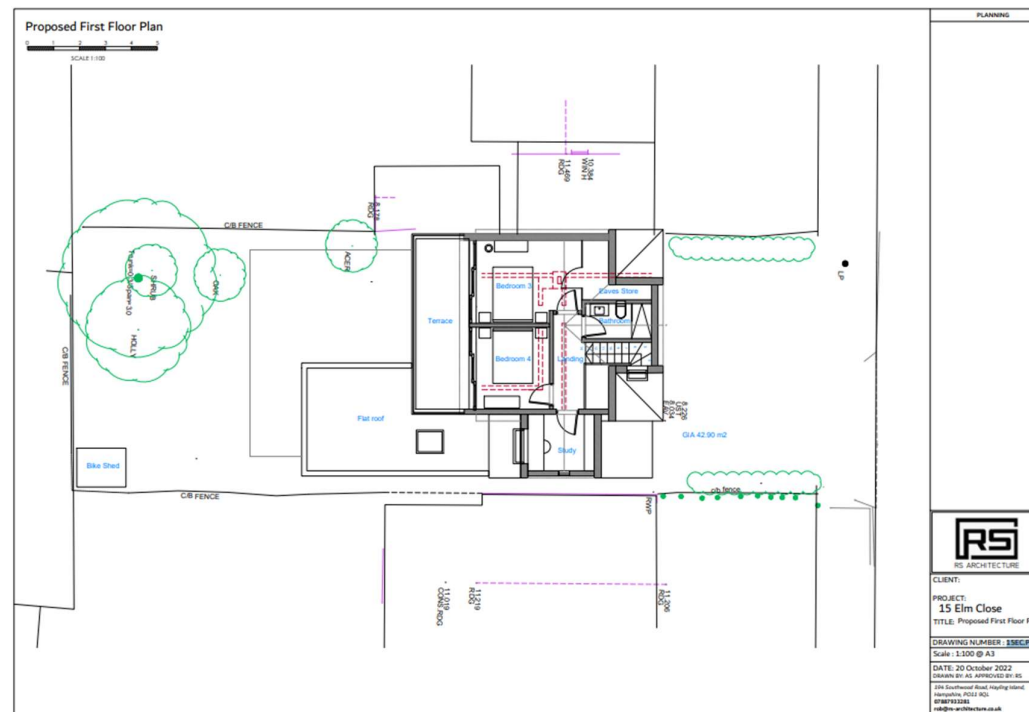
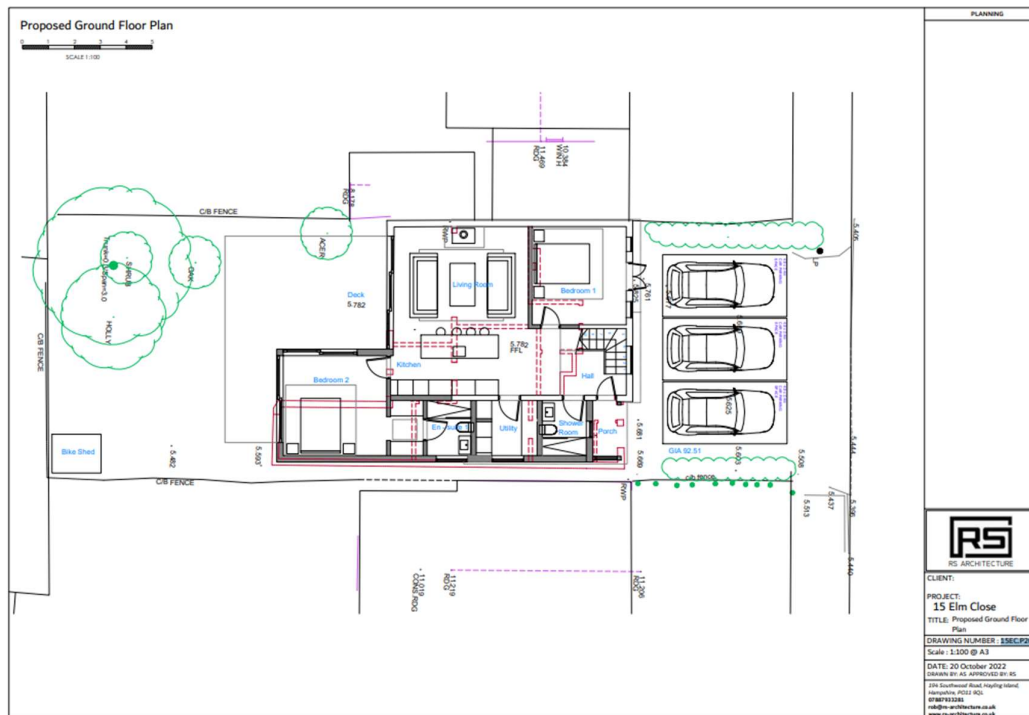
Dimension between rear terrace and houses on Hollow Lane – approx 54m

- 5.10 It is therefore considered that in the context of the built-up environment the proposal would not lead to any unacceptable loss of light, overlooking, or appear overbearing on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood issues

- 5.11 The proposal site is not in a flood risk area as per the data provided by the Environment Agency.

15 Elm Close Estate - Design and Access Statement





7 Conclusion

- 7.1 The proposed building remodeling and roof extension provides a more insulated, flexible and suitable home for the applicant and an exciting and well considered residential building form that is both an elegant architectural statement and a building that blends with its natural and built context. It increases comfort and efficiency by bringing the house up to current building regulations and insulation levels. The development is comfortably spaced and fully respects the amenities of neighbouring properties to the sides and rear. The building footprint remains central to the plot, creates a gap with the neighbour to the east, and the ridge height has been retained.
- 7.2 The scale, siting and design of the proposal is considered to be acceptable and in keeping with the planning policy guidance. The footprint of the property and building line matches adjoining properties, fits comfortably within its site context, and reflects the spacing and rhythm of the street scene - adding positively to the surrounding townscape.
- 7.3 The applicant will implement a sensitive landscape scheme to include indigenous plant species that are found in the coastal area and more naturalistic hard surfaces such as shingle paths; this will enhance the character of the site and wider area and provide ecological benefit over the existing baseline position.

- 7.4 The application site is not in a flood risk area, as per data from the Environment Agency.
- 7.5 The NPPF sets out a clear presumption in favour of development that can be considered sustainable and appropriate to its context. The existing dwelling is in a built-up area where the planning policy framework both supports appropriate forms of development to enhance the housing stock. The planning balance of the proposed development clearly points to the approval of the application, the applicant is committed to building a property of quality, that is adaptable and will help embed him in the local community for some time to come.