

Design and Access and Flood Risk

Hebden Design Studio

On behalf of

Mr & Mrs Lenney

51 North Shore Road,

Hayling Island

Front and side two storey extension, and a rear single storey extension

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1. Introduction

This document is in support of the planning application submission for a two-storey front and side extension, and a rear single storey extension at 51 North Shore Road, Hayling Island.

The proposals comprise the following:

- Demolition of the garage
- Erection of the larger garage
- Front and side two storey extension
- Rear single storey extension
- Summer house at the rear of the garden

The following documentation has been prepared in support of the proposals

- Design and access statement
- Design proposals including plans, elevations, and indicative 3D views.

2. Context

North shore road comprises of domestic dwellings with a variety of residential dwellings.

The existing dwelling is thought to have been constructed in the 1960's with minor alterations taking place.

North shore has a varied street scape consisting of one to three storey properties of varying styles, materials, and character.

3. Site Description and Topography

The site is approximately 0.12Ha in size.

The site is approximately 64 metres long (east to west) at its longest point and 18 metres wide (north to south).

The ground is relatively level through the site.

The land to the front of the property is currently comprised of a gravel drive and soft landscaping. The rear is predominantly laid to lawn.



a. No. 34 North Shore Road

4. Planning History

APP/21/00885 Two storey front and side extension with a single storey rear extension -
Approved 12th October 2021

5. Planning Policy

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS15 Flood and Erosion Risk
- CS16 High Quality Design
- CS20 Transport and Access Strategy

Havant Borough Local Plan (Allocations) July 2014

- AL1 Presumption in Favour of Sustainable Development

6. Proposed Development

The application proposes the following:

- Garage demolished and increased in size to accommodate storage/home office at ground floor level

- Front and side two storey extension to increase living space and add a bedroom.
- Rear single storey extension
- Summerhouse with decked area

7. Design Rationale – Design, appearance, layout and scale

Hebden Design Studio were commissioned to design a contemporary dwelling which brings architectural interest to the area and accommodates the internal space required by the new occupant.

The size and the height of the extension has been informed both by the size of existing house and the 'Shoreside' roof line, together with the applicant's requirements in terms of accommodation.

In terms of the detailed design the placement of windows has been carefully designed to minimise the impact on neighbouring properties, thus only adding clear windows to the west and east elevations and a frosted window to both north and south elevations. Several rooflights have also been incorporated into the design to ensure a light filled interior.

The proposed materials palette comprises zinc, render, stone and timber. The materials have been selected to emphasise the contemporary design and ensures a contrast in texture and colour that complements the architecture of the proposed building. The placement of the materials also enables a differentiation between separate component parts of the building. The use of timber and standing seam zinc will provide a high level of articulation and provides visual interest.

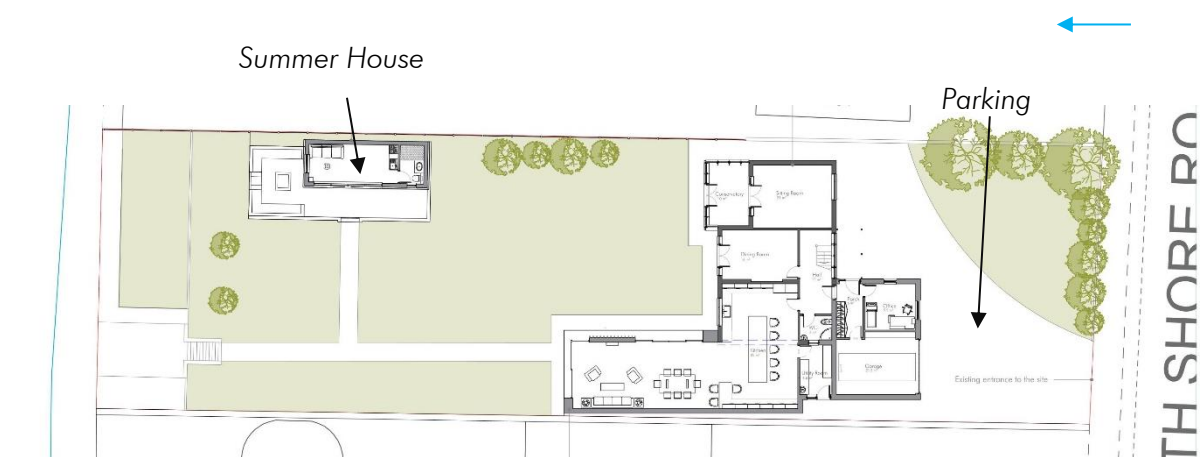


Fig. 2 – Site plan extract

The materials proposed are all common to the locality, for example No. 23 which comprises zinc & render, No. 34 comprising dark grey bricks.



Fig. 3 – Dark grey bricks, Stone, Cedar, Zinc and Render



Fig. 4 – Floor plans

Frosted windows have been added to the north and east elevations, this is to maintain privacy enjoyed by no.53.

Flat roofs have been incorporated into the design; this is to avoid interference with the light that is currently enjoyed by no.53.

8. Access

The existing vehicular access to be maintained.

9. Landscaping and Impact on Trees

Diseased oak tree has been removed to facilitate the new sea wall construction. Two (2) deciduous oak tree saplings will be planted at the end of the garden, to form a part of seaward avenue of oak trees.

10. Flood Risk Assessment



Flood map for planning

Your reference	Location (easting/northing)	Created
51 Northshore	470809/100061	30 Nov 2021 14:15

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

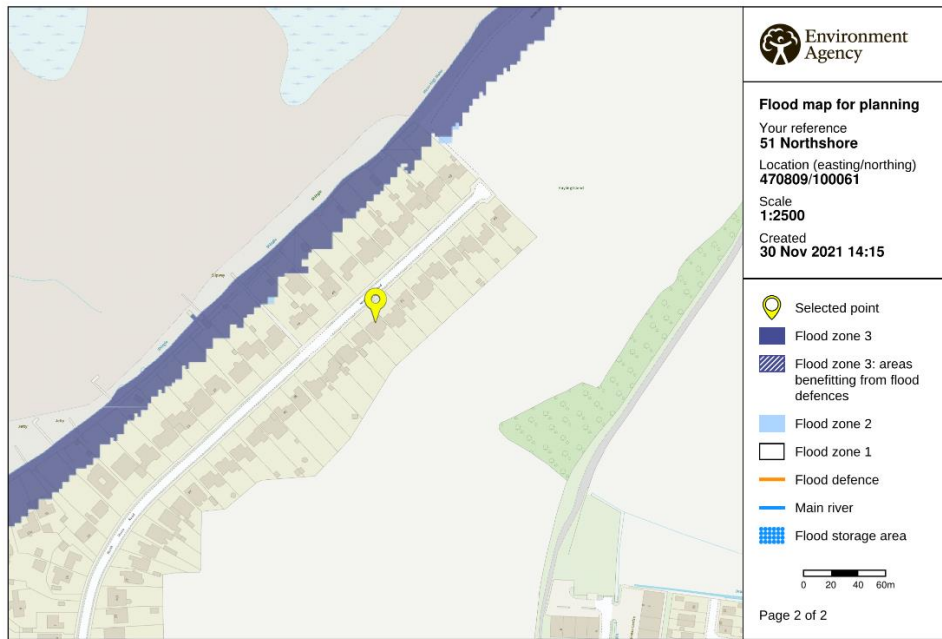
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



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11. Ecology

Not applicable for this development.

12. Sustainability

A highly sustainable approach is proposed. A ‘whole building’ approach will be taken, with the new additions achieving and exceeding standards set out for thermal elements in Part L1B of the Approved Document Building Regulations.

The above will be achieved through construction fabric choice and design, insulation thickness, improved air tightness and energy efficient fixtures and fittings.

The sustainable approach seeks to ensure the resulting dwelling will suit modern architecture and be adaptable for future standards of living.

13. Community Engagement

The applicant has discussed the proposed development with the neighbours at no.53 prior to the submission of this application. Minor amendments were made to the plans in response to comments raised.

14. Impact on Neighbouring Properties

Proposed scheme will not have any negative impact on the neighbouring properties, especially no.49 and no.53.

15. Community Infrastructure Levy

The application is supported by the CIL additional information form.

16. Conclusion

The proposed new dwelling has been designed to reflect the architectural proportions, site's context, and privacy of the adjacent neighbours. The proposed development complies with the adopted Havant Borough Council Local Plan and wider National Planning Policy Guidance.

Appendix i – Photos



51 North Shore Road – Front view



51 North Shore Road – Rear view



51 North Shore existing garage



View towards the Langstone Harbour