

**208 SOUTHWOOD ROAD
HAYLING ISLAND
PO11 9QL**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**

Prepared by



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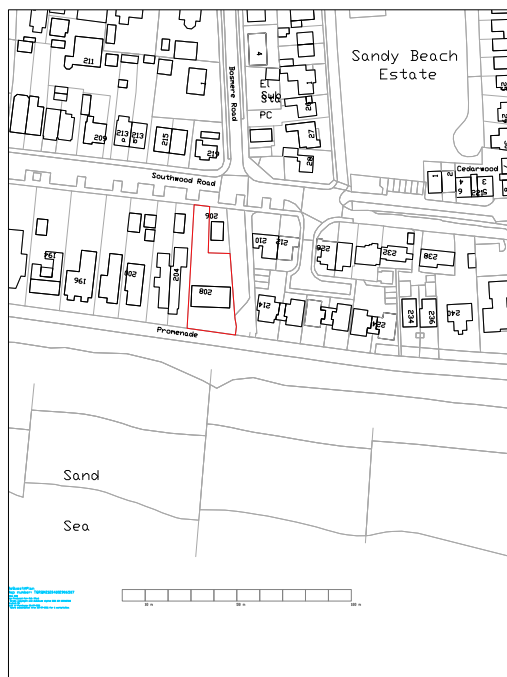
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1. The Proposed Development

1.1 This document has been produced to summarise and explain the design development for the proposed residential development on land known as 208 Southwood Road, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms, drawings and flood risk confirmation.

1.2 The detailed application is submitted for a refurbished and extended 5-bedroom dwelling over three floors. The principal facade of the house has been retained, the roof ridge will be retained, the valley roof will be extended in part, the lower ground area will be lowered to form a pool, leisure room, utility, storage and entrance lobby.

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



1.4 Parking is provided as at present with off-street parking on the forecourt area accessed off Southwood Road. An adequate turning head is to be provided on site to allow for cars to enter and leave the site in a forward gear.

1.5 The application is in response to the recent application, APP/21/00897, that proposed the demolition of the existing dwelling to be replaced by a new modern dwelling. The application was refused on the 20th October 2021. The design of the replacement dwelling was not considered appropriate for the site and the officers report referenced the 'beach hut' aesthetic of the existing building that should be retained.

2. The Site and Context Appraisal

2.1 The application site is known as 208 Southwood Road; the site is accessed along a drive between 204 and 206 Southwood Road and is set back from the road frontage but clearly visible. The southern aspect of the site faces onto the Promenade and enjoys uninterrupted views to the sea. The body of the site is approximately 21m wide on the southern edge by 37 m deep, the site area is 800sqm, it is a sizeable plot.

2.2 The existing house was constructed on the site in 2005, Application reference 04/61536/002, the dwelling it is over three floors and is located to the rear, southern portion, of the site. The house is constructed in a New England wooden clapboard style with blue boarding and white windows details with a gabled slate roof. Although the property was only constructed some 16 years ago it is not fit for purpose or suitable to its exposed southerly location for the following reasons:

- Poor insulation and thermal mass results in the property feeling cold in the winter and overheats easily in the summer. It does not meet current building regulation requirements and is not considered sustainable.
- The house is not properly sealed and when it is windy, which is often, the wind can be felt penetrating the property making it feel uncomfortable and exposed. The cost of repairing the fabric is prohibitive and has no guarantee of success.
- The upper floor is poorly designed and laid out and the low ceiling heights make it cramped and unworkable.
- The main access to the house is up a flight of stairs to the first-floor entrance, it is therefore not accessible to all. The house is used for multi-generation living, some of the family members cannot access the first and second floor of the property without assistance, a problem which is exacerbated by the fact that the main living level entrance is accessed with exterior stairs with no protection to weather.
- The existing ground floor level has a very low ceiling height of 1.8m clear which renders the space relatively unusable except for plant and storage.

2.3 The properties on Southwood Road are predominantly larger two-storey detached dwellings, which are located on Southwood Road just south of the application site. There are some houses with a third-storey and some larger two and three floor blocks of flats. There are some chalet style bungalows with some having dormer style roof extensions on the road, this includes the adjoining No.206 Southwood Road. The existing house has obscured glazing on its side windows to the west that overlook the adjoining properties, and clear windows to the east which overlook the public beach access.

2. The townscape character of Southwood Road is suburban in character and with a typical 1970's influence. Roofs have a variety of pitches and flat elements, most have red concrete tiles, some have black slate that helps adds variety. Red brick is the predominant material, some properties have white or off-white render elements that add a welcome contrast. Windows are predominantly white PVC; some darker window frames are evident.



The existing property in context.

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: 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 Para 159-169 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. The site is located in Flood Zone 2. Where these tests/thresholds are not met, new development should not be allowed. The NPPF Para 159 specifically states that:

‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere’.

3.4 Para 168 of the NPPF states:

“Applications for some minor development and changes of use⁵⁶ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55.”

“Footnote⁵⁵ A site-specific flood risk assessment should be provided for all development in

Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

Footnote ⁵⁶ This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.”

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

3.5 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.
2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.
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.
6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.
8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

3.6 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.

The application site is in part Flood Zone 1,2 and 3 see map below taken from an extract of the local plan. The replacement house itself is located at the highest point mostly in flood risk zone 1 and part 2, is uses same footprint of the exiting dwelling.



3.10 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.

3.11 Policy CS17 concerns the concentration and distribution of development within urban areas. It states that development will be permitted that makes the most effective use of land within the Borough that:

- concentrates new housing development within five urban areas, including Hayling Island;
- prioritises development on previously developed land, including under-used land, in the urban area.

4. The Design Proposal

4.1 The application design is produced by RS Architecture, an architectural studio that has local knowledge and has created a new building designs on Nutbourne Road and Brackelsham Road and a refurbishment of a house on Southwood Road. Both schemes have created buildings of quality and refined elegance that contribute a very positive to the local townscape. The lead architect has some 30 years' industry experience and is well regarded for the quality and execution of his designs in both residential and commercial buildings.



Site Layout

4.2 The application site is known as 208 Southwood Road; the site is approximately 21m wide on the southern edge by 37 m deep, the site area is 800sqm, it is a sizeable plot. The existing house, whilst only 16 years old is not considered fit for purpose and needs to be remodeled to cater to the needs of the multi-generational family to live in. Off-street car parking for the site is located on the ground floor undercroft area and within an open courtyard to the north of the building, space for approximately 4 cars can be provided comfortably. The lower-ground floor area of the house is to be converted to pool and gym room as well as the main entrance, the entrance will allow direct access to the upper floors and a lift can be accommodated if necessary. The car parking courtyard area will be remodeled for car parking.

The terrace of the raised ground-floor level on the southern side of the property overlooks the Promenade and sea beyond. The remodeled building will retain the terrace at this level, although reduced in size, with access via stairs to swimming pool on the ground floor.

Access Site/Parking

4.3 Access to the site is already in place off Southwood Road, on street parking is to be

provided in the forecourt for up to 3 cars, with additional linear parking on the access drive possible if required. A turning head will be provided adjacent to the garage to allow vehicles to enter and leave the site in forward gear. The pedestrian access to the east and south of the property will remain unaffected.

Ground Levels & Flood Risk

4.4 The site is relatively level on Southwood Road and drains into the existing surface water drainage via sluiceways. The proposed house responds to the flood level datum forecasts, the ground floor level within the new leisure area will be lowered to provide sufficient headlight by some 0.72m, from 3.30 existing to 2.58 AOD. The entrance door will be retained at 3.30 AOD, a low wall with flood boards will be provided as a flood defense measure to reduce the risk of flooding on the lower ground floor to above the 3.6AOD 1:100-year extreme tidal flood level. No habitable rooms are provided at the lower-ground floor level.

A Flood Risk Assessment has been undertaken and will be submitted with the application. The bedrooms will be located on the first and second floor, together with the kitchen and living room, in a similar layout to the present configuration.

The proposed development will introduce measures to reduce and slow the surface water run off including water butts from down pipes and porous surfaces, this will improve the run-off rates from that of the present dwelling on the site.

Scale and Appearance

4.5 The footprint and scale of the property will remain as at present with the same floor level at raised ground and first floors. The facade of the building will remain largely unaltered, one additional window will be created on the raised ground floor east elevation and some additional windows on the lower ground floor façade. The railings will be replaced with glass screens. The distinctive blue and white wooden façade will be retained.



4.6 The ridge height datum 12.416m will be retained as will the eaves height, 8.6m. The existing roof form is three gables with a central connecting roof pitch, the roof form creates a series of sloping internal ceilings and cramped and unusable bedrooms. The revised roof form is a simplified roof layout with the three gables untouched the central valley will be increased in depth with a central flat plain, this will not be obvious from the ground level and distant views and the roof form and variety with subordinate central forms will be as existing.

Effect on neighbouring properties

4.9 The proposed renovation of the existing property will retain the exiting building form that is visible from the neighbouring properties; the existing property is approximately 1 meter from the boundary wall of 204 Southwood Road. To the west, 12m from the boundary with No.214 Road to the east and 16m from the boundary of 206 Southwood Road to the north. The windows in the side elevations are in a similar position to existing windows and will not result in any measured increase in overlooking to adjoining properties – partially obscured glass on the west side windows, as exiting, is proposed.

4.10 The lower-ground floor of the proposed development will be lowered in part and a new entrance at this level will be created, this will not impact on the adjoining properties. It will remove the raised entrance, the privacy and outlook for adjoining properties will be improved.

4.11 Some additional windows will be provided on the northern elevation on the lower-ground floor, the degree of additional overlooking is considered acceptable, no harm will arise.

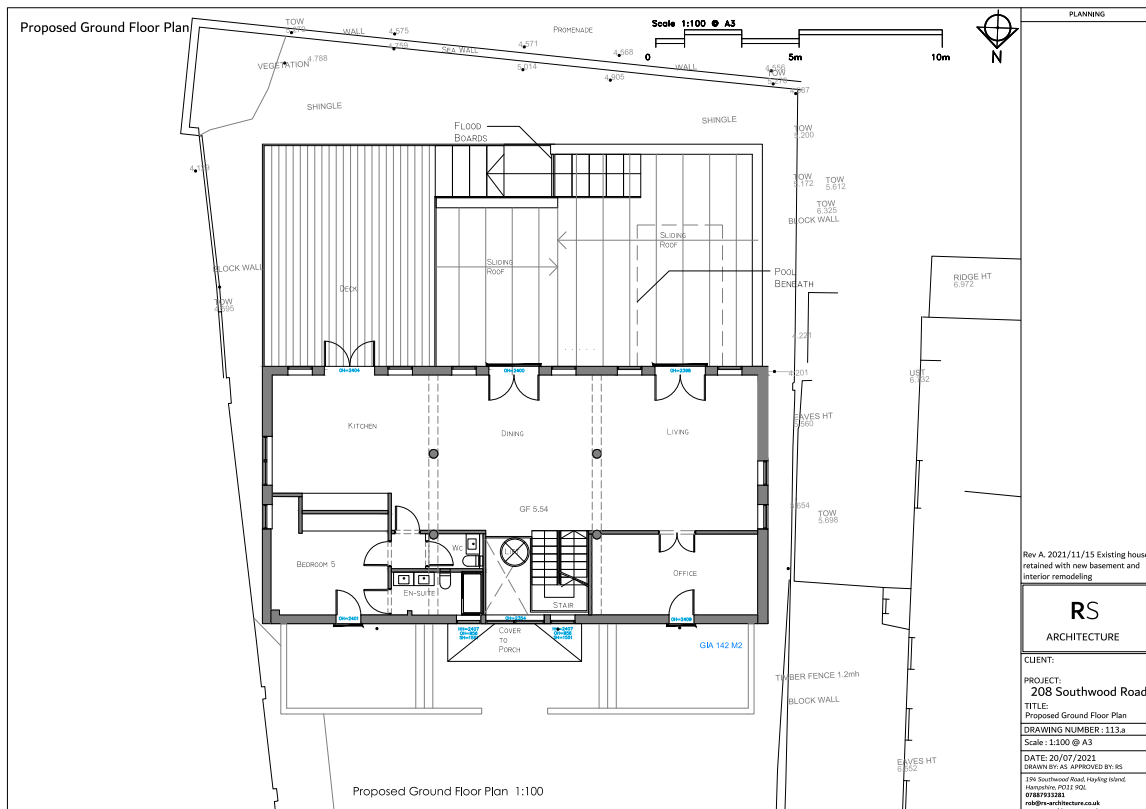
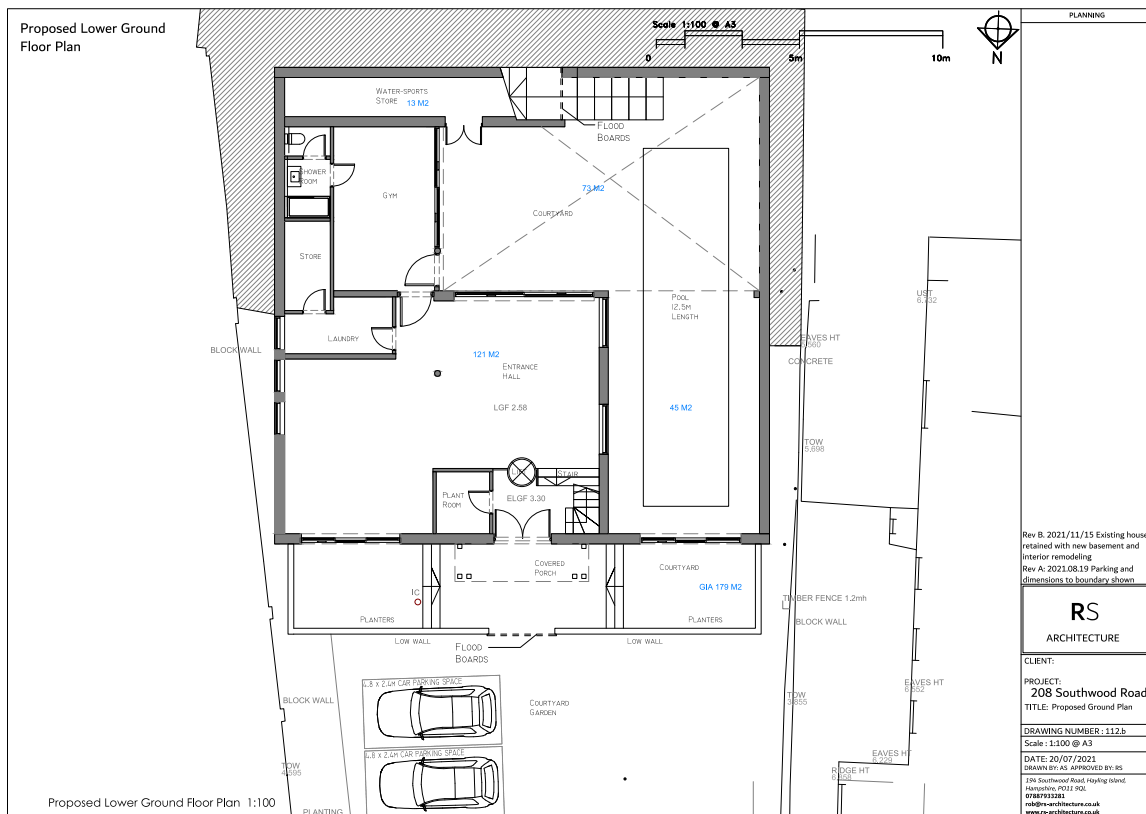
4.12 It is therefore considered that in the context of the built-up environment the proposal would not lead to any unacceptable loss of light, overlooking, or appear overbearing on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy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

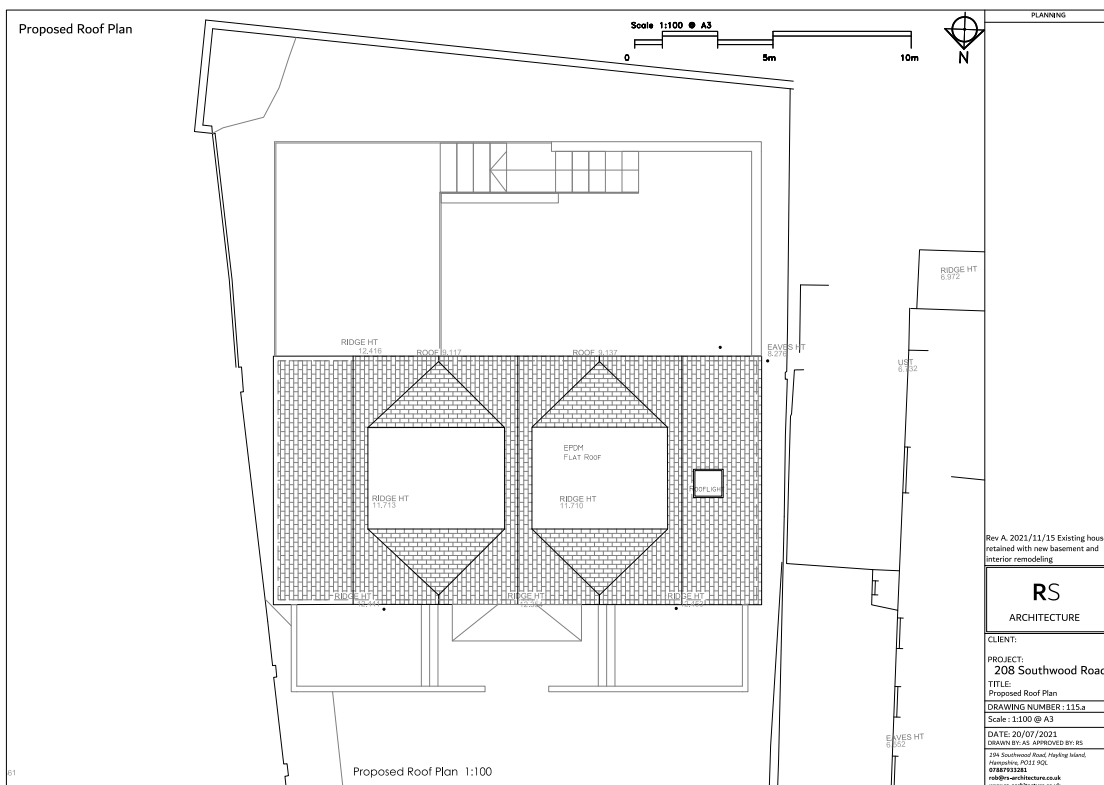
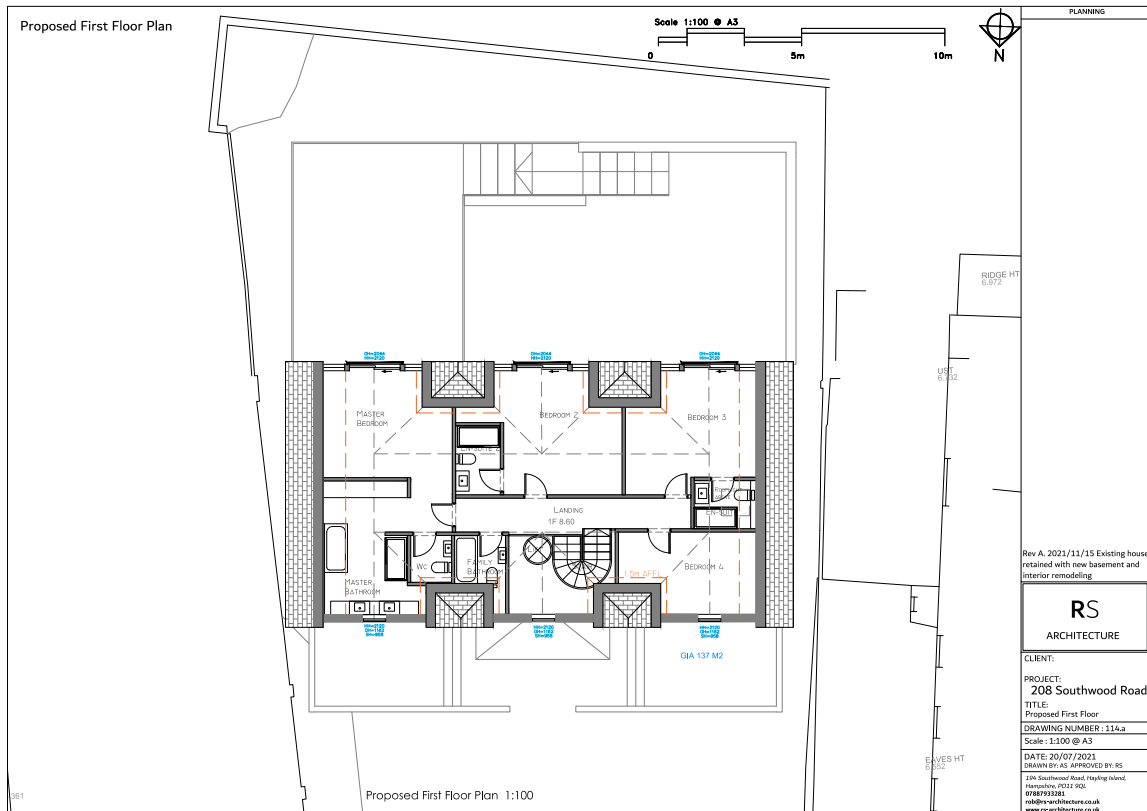
Sustainability

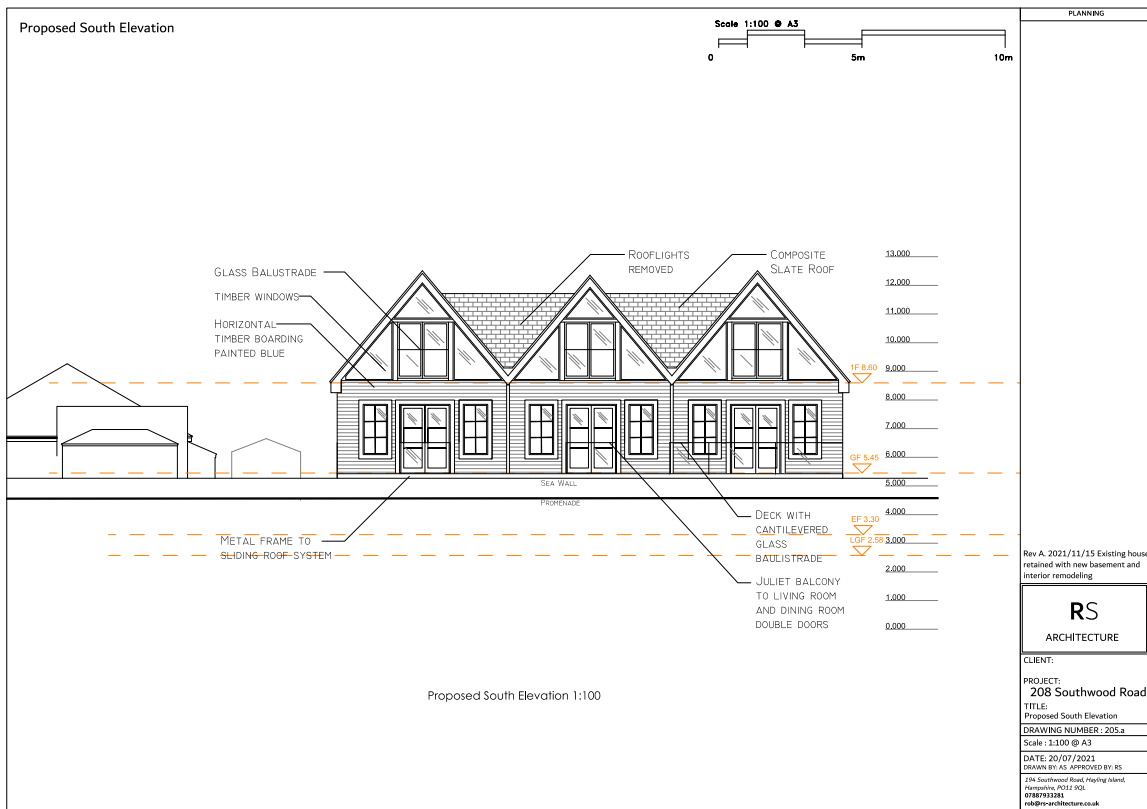
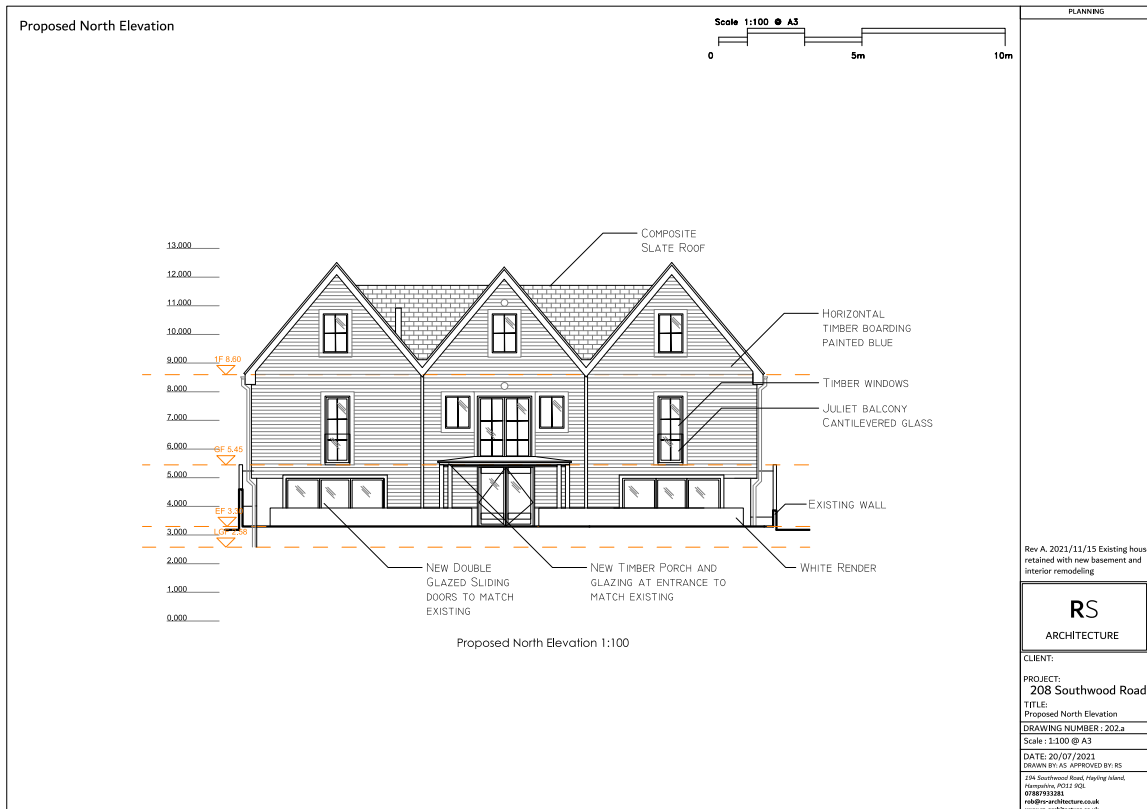
4.13 A fabric first approach has been adopted to ensure the renovated building meets and exceeds current Building Regulation standards. The property will be naturally ventilated and cooled, the orientation of the main windows and doors will assist with heating and cooling the building. Local trades people and, where possible, locally sourced materials will be used in the construction of the building.

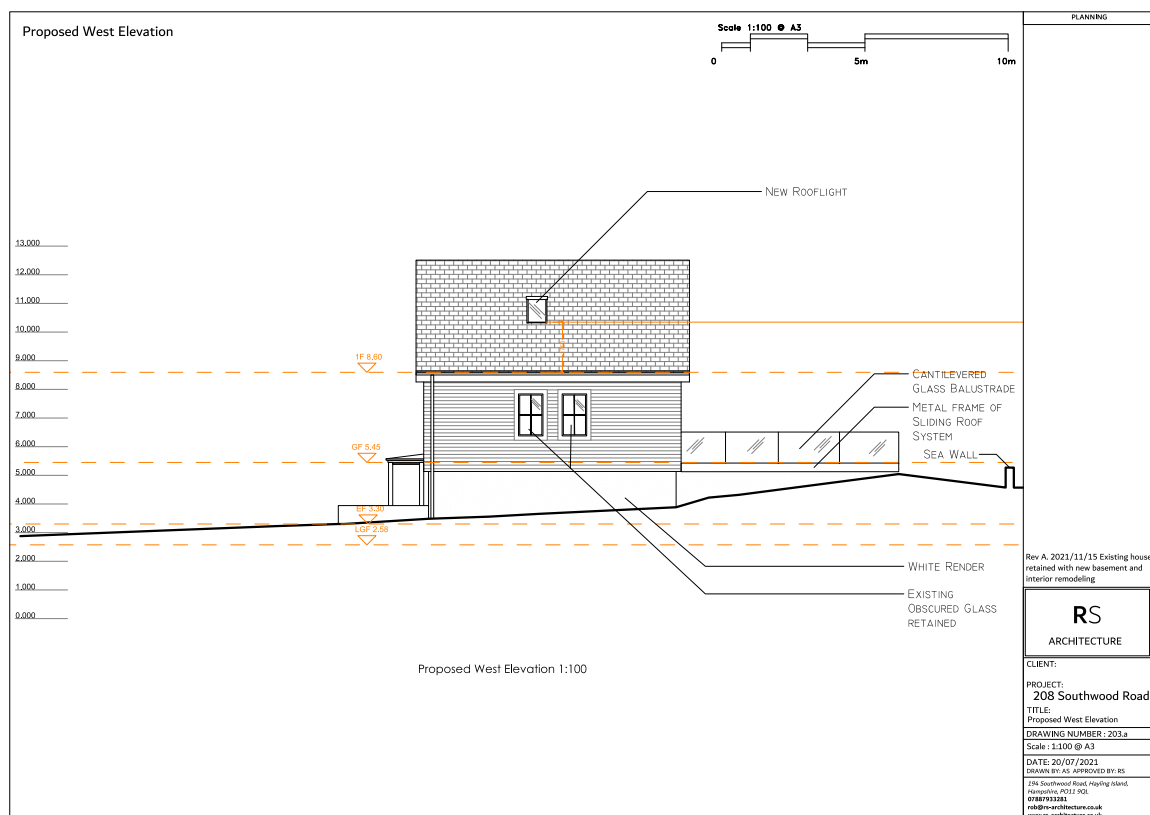
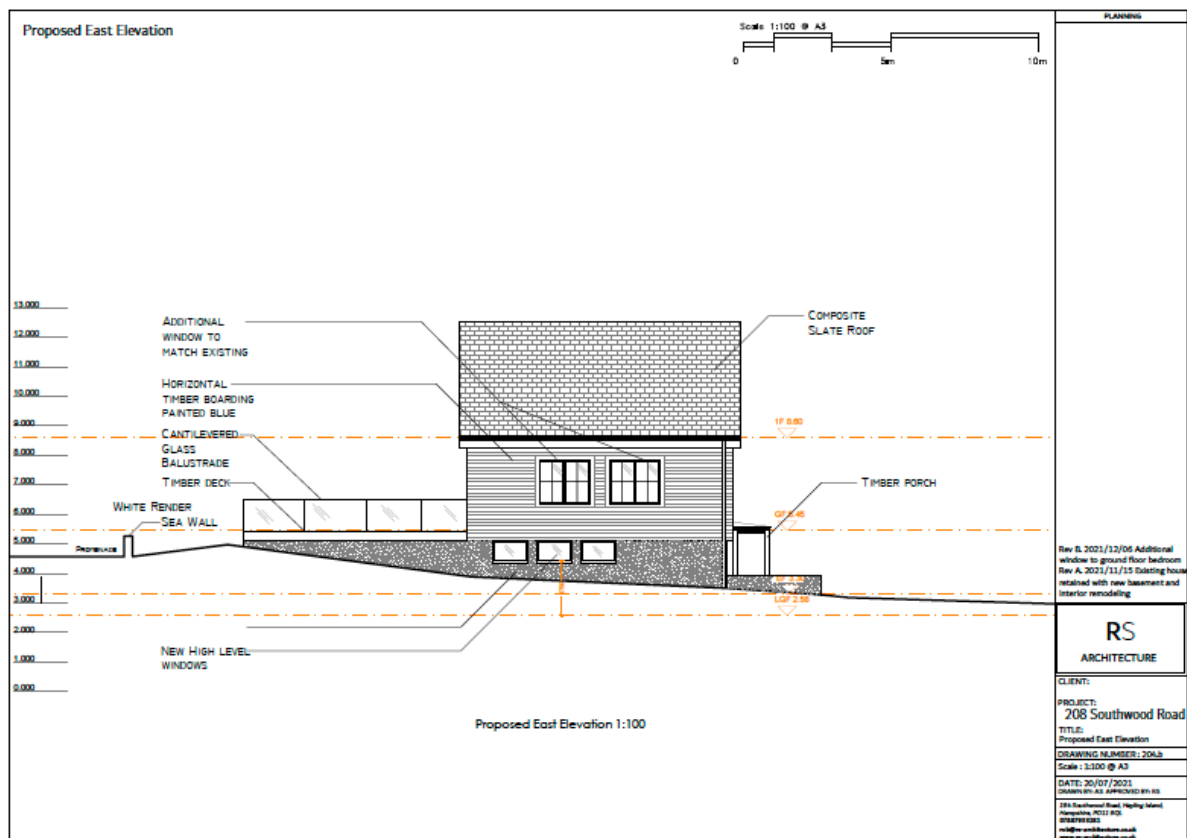
4.14 The renovated dwelling has been designed to be flexible and adaptable to the multi-generation family needs. Access to the dwelling will be provided from the parking area to the ground floor entrance hall, ramps can be installed if required, a lift core area has been designed for the area by the staircase to allow for a sizer lift to be provided to gain access to the first-floor area. A bedroom and en-suite accessible shower room with a wet-shower area on the raised-ground floor is proposed for use by the family's older relatives.

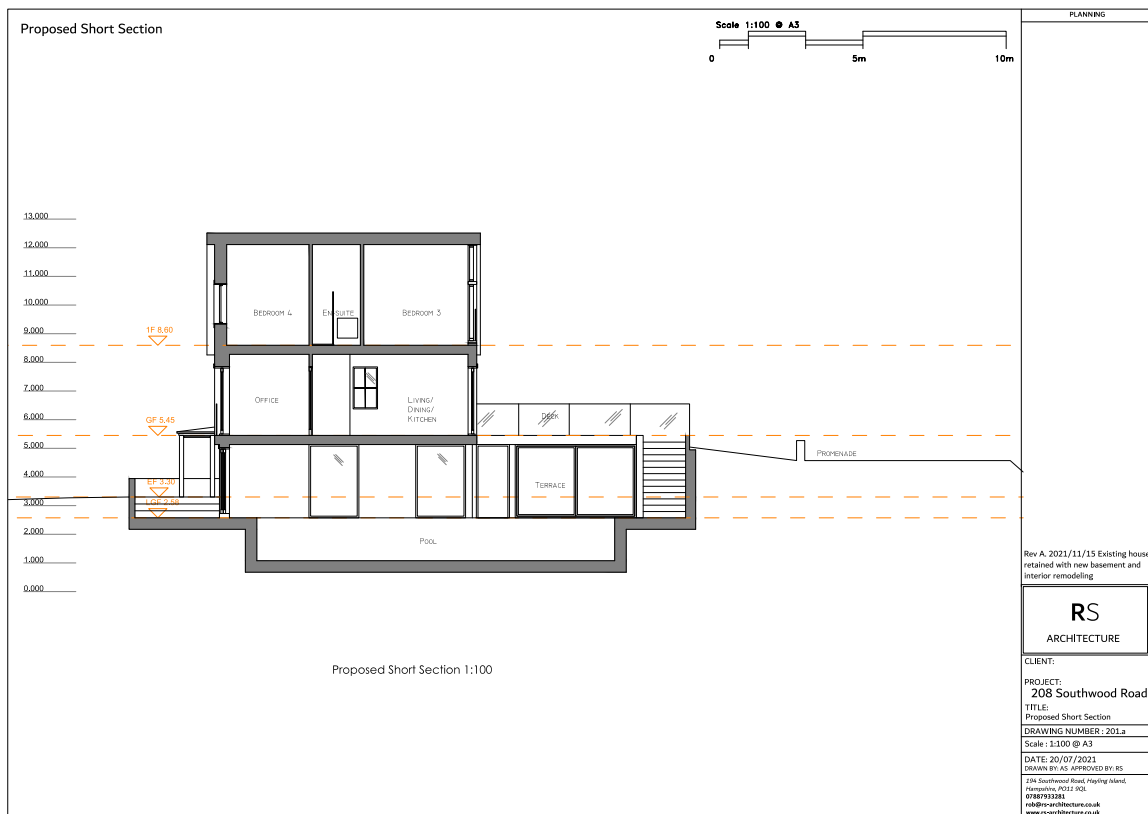
Scheme Drawings – Proposed Development











5 Conclusion

5.1 The proposed refurbished building retains the footprint and architectural form of the existing building. The main modifications to the retained dwelling are:

1. Remodeling of the lower-ground floor to provide a new entrance (remove raised entrance) with a new lobby, pool, gym and storage facilities. Floor level reduced by 0.72m, flood risk has been designed in.
2. Remodeling of the two roof-valleys to provide more useable internal room forms on the first floor that meet the needs of the occupants. The ridge will be retained as will the variation in the roof form. Rooflights removed
3. Remodeling of the raised-ground floor terrace to provide a retractable roof to the pool below, the level of the terrace will remain unaltered.
4. New glass balustrades to terrace and first floor windows, replacing vertical slat railings.
5. One new window on east elevation at raised ground floor and on lower ground.
6. Retaining wall with flood boards on lower ground north elevation to act as a flood defense.
7. Remodeled forecourt area space for 3 cars and secure cycle parking.

5.2 The scale, siting and design of the proposal is fundamentally as the existing building and must therefore be considered acceptable and in keeping with the planning policy guidance.

5.3 The NPPF sets out a clear presumption in favour of development that can be considered sustainable and appropriate to its context. The application is for the refurbishment and remodeling of the retained dwelling where the planning policy framework both recognises and indeed supports such development. The planning balance of the proposed development clearly points to the approval of the application.