

Design and Access Statement 140 Southwood road Hayling Island PO119QH

This proposal is for a second floor addition at 140 Southwood road as shown below



Advice was sort from planning in March 2020 ref Gen/20/00050 and was provided by Miss Selina Donophy.

This was then refused under application Number APP/21/00710 for the following reasons

1. *1 The proposed development by reason of its two storey scale, bulk and prominent location would be an incongruous addition to the host bungalow and its attached neighbour, detracting from the appearance of the premises and harmful to the visual amenities of the surrounding area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD, and the National Planning Policy Framework.*

Whilst we respect the planning officers opinion, we strongly disagree with the comments and believe that this addition, whilst not conventional does improve an existing building of poor quality . In addition it greatly improves the retained elements of the existing building creating an improved relationship with its neighbouring building.

In terms of the officers comments about bulk, prominence and incongruity, we wonder if the officer has looked at the relationship between other neighbouring building (both detached and semi detached) within the Southwood road street scene. This road has a wide and inconsistent style and type of building and has many semi detached building which have little in common both in terms of style and size.

In an attempt to answer some of the officers concerns we have however adjusted the roof structure adding a barn hip end and tile hanging to the street facing elevation to soften the impact of the building on the street scene.

2. *2 The proposed development would result in an overbearing and excessive building bulk adjacent to the neighbouring residential properties (Nos. 138 and 144 Southwood Road), detrimental to the visual outlook and amenities of the occupiers of these properties, as well as giving rise to direct overlooking of the attached neighbour (No.138). The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD, and the National Planning Policy Framework.*

In response to this point, we find it difficult to believe the addition could be over bearing to the much larger block of flats (number 144) In terms of the overbearing of the attached building at 138 we recognise the concern caused by the windows in the west side elevation and have removed these in the revised design. In terms of the balcony, we have as requested, also added 1.7m frosted screens to both sides of the balcony to avoid overlooking.

We would however point out that all the gardens along the sea front elevations are open to public view, in addition it should be noted that from the car park junction of Creek Road to the end of Southwood Road by Sandy point (the relevant street scene) There are only two balconies in this entire stretch that have obscure glass on the east and west elevations. The rest are all either no glass or railings. Within that stretch there are 22 semi detached buildings 15 of which have balconies overlooking their rear gardens. In addition there are 23 detached buildings 22 of which have balconies overlooking their rear gardens and finally there are 9 blocks of flats with 28 balconies overlooking their rear gardens.

Existing street scene and building

The existing street scene is varied mix of styles sizes and building placement with no consistency in any particular areas. The existing building is divided into two semi detached dwellings. The front elevation of both dwellings is dealt with in different ways with random extensions having been added to both properties. Again at the rear both properties have been extended with flat roof structures and different roof treatments.

The overall effect is a building of poor quality that appears ramshackle from both the viewable elevations (North and South)

Design approach

Obviously this is a somewhat challenging design brief as the neighbour does not wish to make changes to their property.

The approach taken was (as discussed by miss Donophy in her recommendations) was to aim to keep the floor addition to the rear of the property and aim to alter the front of the property to closely match the neighbouring property and thus tidy the street scene elevation.

The rear extension also aims to work with the roofline of both the existing dwellings as if they were one and create a building that is substantially improved and bought together within the context of the eclectic street scene, especially the rear street scene as seen from the water and public footpath.

The north street view retains the existing roofline and is extended to replicate the elevation of the neighbouring property. The front part of the existing hipped roof is retained so the building appears consistent as the viewer travels down the road from east to west.

As you face the building in north and south elevation the roofline takes its pitches from the existing roof structure to create an offset pitch which pulls the building together as one.

Alternative solutions

We feel the design offers a much better solution to the clients requirements than the potential Class AA permitted development solution that would involve adding a storey to the existing original pitched roof part of the building and then replicating the partial pitched roof structure at second floor level. This would create a higher structure with a poor quality (but compliant) roofline and would have significantly more impact on the street scene due to the original part of the building being further forward on the plot.

Conclusion.

We believe the proposal significantly improves the street scene and takes a building of poor design and quality and creates something that contributes positively to its surroundings. We believe we have addressed many of the concerns raised by the planning officer and would ask that this revised application is supported.