



Planning, Design & Access Statement

'Addition of second floor and external works to existing property (including external ancillary store and home office)'

at

174 Southwood Road, Hayling Island, P011 9QL

December 2021



Contents

- 1. Introduction**
- 2. Character of the Surrounding Area**
- 3. The Site**
- 4. Proposed Development**
- 5. Planning History**
- 6. Planning Policy**
- 7. Assessment of Proposed Development**
- 8. Conclusion**



1. Introduction

- 1.1 This Planning, Design & Access Statement is submitted in support of the application submission to Havant Borough Council on behalf of the current owners of 174 Southwood Road, Hayling Island, PO11 9QL.
- 1.2 This submission is supported by a full set of existing and proposed plans.



Site Location

- 1.3 This submission seeks the householder development of the following proposed development:

'Addition of second floor and external works to existing property (including external ancillary store and home office)'
- 1.4 The submission seeks to extend a modest sized existing dwelling in a manner which is both harmonious with the existing character of the area, whilst also comprising an uplift in the design quality of the area.
- 1.5 The submission of this application benefits from substantive pre-application discussions with the Local Planning Authority to which this application submission has been amended to reflect the comments.
- 1.6 For the reasons set out in this Statement, the development wholly accords with the policies contained within the Development Plan and we respectfully request that planning permission be granted without further delay.



2. Character of the Surrounding Area



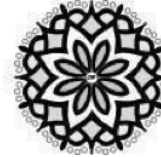
- 2.1 The site falls to the southern side of Southwood Road and sits outward looking to the sea to the south.
- 2.2 The southern side of Southwood Road is characterised by narrow linear plots which run in a north south orientation.
- 2.3 Properties within this locality typically have their primary elevations fronting the south to benefit from the adjacent sea views.
- 2.4 Primary amenity space is typically more open, with the coast path present to the south. Private vehicular parking, servicing and access is taken from Southwood Road from the north. Off-street parking is present along Southwood Road.



3D Aerial showing Variation in Architectural Styles



- 2.5 There is no singular defining architectural style which characterises the character of Southwood Road. However, the area is defined by a broadly consistent layout, setback from the sea front and Southwood Road and a general 2 - 2.5 storey building height.
- 2.6 There is significant variety in terms of roof forms, pitches, finishing, detailing and general architectural aesthetic. However, all properties bear a connection to the sea front which is evident from their outward looking nature, expanses of glazing and detailing such as balconies to their southern elevations. These features which are in contrast to the more modest northern elevations all reiterate the close relationship with the sea.
- 2.7 The site does not fall within any statutory designated areas which would prevent the extensions to the property. Part of the site falls within Flood Zones 2 and 3.



3. The Site



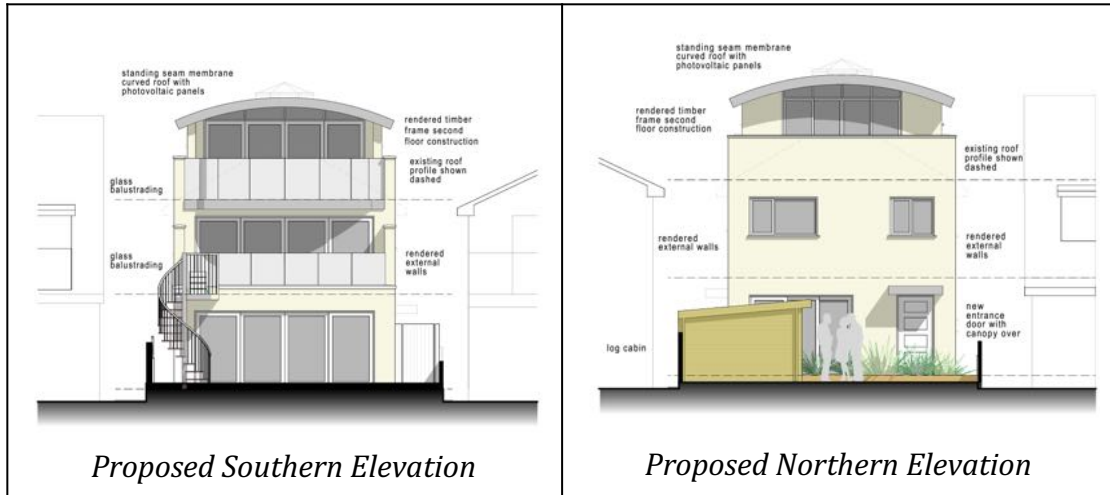
Existing Elevations

- 3.1 The site comprises a typical 2.5 storey dwelling constructed in the 1970/80's with a gable ended dual pitched roof.
- 3.2 The building is finished with facing brickwork with windows finished in white upvc surrounds.
- 3.3 The vehicular parking arrangements for the property are served from the north (Southwood Road) side. Land to the southern elevation of the property is used for amenity space and is outward looking to the sea. This area is not private given the overlooking afforded by the coast path.
- 3.4 The site is a typical development in this area and is not considered to contribute in any demonstrable way to any defined character, save for its overall building height and layout.





4. Proposed Development



- 4.1 This application submission proposes the *addition of second floor and external works to existing property (including external ancillary store and home office).*
- 4.2 The proposed intent behind the works is to use the site in an efficient and effective manner to accommodate the growing needs of the owners. In doing so, the development will deliver an uplift in the design quality of development within the locality.
- 4.3 The proposed development retains the characteristic 2 - 2.5 storey building heights, retains the width of the building and also retains the characteristic setbacks within the plot.
- 4.4 The proposed development also retains the characteristic outward relationship with the sea where the balconies and amenity space face south.
- 4.5 In doing so, the introduction of a second floor with spherical floating roof is introduced in homage to the nautical appearance. The use of materials within these works have also been specifically introduced for longevity.





5. Planning

LPA Ref	Description	Decision
GEN/21/01103	Addition of 2nd floor and external works	Advice given

- 5.1 The above pre-application submission was submitted to Havant Borough Council on 22 October 2021 regarding the above proposal.
- 5.2 The Local Planning Authority (Case Officer: Miss S Donophy) provided a full and thorough response.
- 5.3 In respect of the character of the area, the Local Planning Authority concluded that:

The Havant Borough Design Guide states 'new development should generally not be more than one storey higher where it directly adjoins or is close to existing residential development.'

Whilst the proposal would result in an additional storey, the actual increase in height would not be particularly excessive measuring in at around 1 metre increase, not accounting for the rooflight. The remodelling of the roof and associated alterations would lead to the unbalancing of nos 176 and 174 which are of similar design with pitched roofs with varying roof pitches. Despite this, on balance due to the existing variation in Southwood Road the impact on the streetscene looks to be of nature which may be supported at application stage - the use of cream render also look in keeping with the character of the area.

- 5.4 In respect of impacts upon neighbouring amenity, the original proposal featured a large expansive terrace at first floor level. The Local Planning Authority commented:

Whilst it is noted the proposed walls would offer some level of screening this is not judged to be substantial enough to mitigate against harmful overlooking offered by the large balcony spaces back towards neighbouring properties. Whilst the coastal location is noted and balconies are often afforded more leniency in such situations, this does not suggest that harmful overlooking should not be considered as a material planning consideration.

In this case additional and prolonged views to both first floor and ground floor private amenity spaces would be afforded by this proposal which is deemed to be adequate reason for refusal if an application were to be put forward.



Suggestions for mitigation would comprise of obscured screening (minimum of 1.7 metres height above finished floor level) to the side elevations of the balcony area.

- 5.5 The proposed application submission has been directly amended to reflect these comments received from the Local Planning Authority throughout the application stage, in both the reduction of the extent of the first floor balcony and through the introduction of more substantive privacy screens to the sides of the proposed balconies.

6. Planning Policy

National Planning Policy Framework (2021)

- 6.1 The National Planning Policy Framework (NPPF) was updated in July 2021 and provides the overarching guidance guiding development throughout the UK. Paragraph 218 of the Framework makes clear that *the policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.*
- 6.2 The NPPF introduced the three roles to sustainable development in paragraph 8 of the Framework. Paragraph 7 (NPPF) makes clear that *the purpose of the planning system is to contribute to the achievement of sustainable development.*
- 6.3 Paragraph 8 states that *achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.* These three roles comprise:

Economic Objective

By ensuring that sufficient land of the right types is available in the right places and at the right time to support growth and innovation.

Social Objective

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.

Environmental Objective

By making effective use of land.

- 6.4 Paragraph 11(c) states that *decisions should apply a presumption in favour of sustainable development by approving development proposals that accord with an up-to-date development plan without delay.*



- 6.5 Paragraph 12 makes clear that *the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making... Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that that plan should not be followed.*
- 6.6 Paragraph 38 states that *Local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.*

Pre-Application Engagement and Front-Loading

- 6.7 Paragraph 39 states *early engagement has a significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*

Determining Planning Applications

- 6.8 Paragraph 47 states *planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.*

Planning Conditions and Obligations

- 6.9 Paragraph 55 states *local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.*
- 6.10 Paragraph 56 states *planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.*

Making Effective Use of Land

- 6.11 Paragraph 119 states *planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.*



6.12 Paragraph 120 states *planning decisions should:*

b) recognise that some undeveloped land can perform many functions

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs

d) promote and support the development of under-utilised land and buildings

6.13 Paragraph 120 (e) states that *planning decisions should (e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.*

6.14 Paragraph 123 states *Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified needs.*

Achieving Appropriate Densities

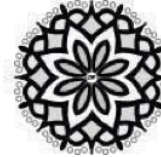
6.15 Paragraph 124 (d) - (e) states *planning decisions should support development that makes efficient use of land, taking into account:*

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change

e) the importance of securing well-designed, attractive and healthy places

6.16 Paragraph 125 states *where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.*

6.17 Paragraph 125(c) states that *local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).*

**Achieving Well-Designed Places**

- 6.17 Paragraph 126 states *the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*
- 6.18 Paragraph 128 states that *to provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.*
- 6.19 Paragraph 130 states that *planning 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;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
- 6.20 Paragraph 132 states *design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*



6.21 Paragraph 134 states *significant weight should be given to:*

- a) *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings*

6.22 Paragraph 135 states *Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between*

permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning and Flood Risk

6.23 Paragraph 168 states that *applications for some minor development and changes of use (footnote 56) should not be required to 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.*

6.24 Footnote 56 of the NPPF states *this includes householder development, small non-residential extensions (with a footprint of less than 250 sqm).*

The Development Plan

6.25 The Development Plan comprises:

- *Havant Borough Local Plan (Core Strategy) adopted (March 2011)*
- *Havant Borough Local Plan (Allocations) adopted (July 2014)*

6.26 The Local Planning Authority has submitted the Submission Version of the Local Plan review for examination to the Secretary of State for Housing Communities and Local Government on 12 February 2021.

6.27 The LPA has confirmed on their public website that *until adoption, the Submission Local Plan has limited weight in determining planning applications.*

6.28 On the date of this pre-application submission there is no allocated Neighbourhood Development Plan Area for Hayling Island.

**Havant Borough Local Plan Core Strategy (March 2011)**

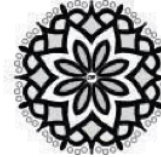
6.29 Policy CS15 (Flood and Coastal Erosion Risk) requires residential development at risk of flooding now and in the future to provide:

- A site-specific flood risk assessment that demonstrates that development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall;
- 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

6.30 Policy CS15 further requires that all development will be required to ensure that there is no increase in surface water run off.

6.31 Policy CS16 (High Quality Design) makes clear that permission will be granted for development that is designed to a high standard. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a. Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b. Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c. Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d. Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e. The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a. The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b. New streets are not dominated by vehicular traffic;



- c. The layout of the development is legible, meaning it is easy to orientate oneself and move through

6.32 Policy CS17 (Concentration and Distribution of Development within the Urban Areas) makes clear that development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island, as shown on the Proposals Map.
2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.
3. Broadly distributes the new housing and employment development in the five areas of the Borough as indicated on the Spatial Distribution Map (Key Diagram).

6.33 Policy DM13 (Car and Cycle Parking on Residential Development) emphasises that residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

Havant Borough Local Plan (Allocations) July 2014

6.34 Policy AL1 (Presumption in Favour of Sustainable Development) outlines that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

6.35 Policy AL1 goes on to make clear that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Havant Borough Council Borough Design Guide Supplementary Planning Document (December 2011)

6.36 Table 4.1 of the Borough Design Guide SPD sets out a criteria for assessing individual aspects of development. This comprises the following detailed design matters:



Plot Width

The width of the plot and width of the proposed building should be similar to that prevailing in the local area, looking to immediate neighbours first.

Building Line

New developments should follow the common building line i.e. that defined by immediate neighbours and ensure there is an appropriate degree of enclosure that makes streets feel welcoming.

Set Back and Enclosure

New developments should respect the established pattern of set back on a street.

Massing

New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The mass of a new building or

extensions should not be allowed to dominate the street. There are exceptions to this, for example where the Council supports intensification of the site or where it is appropriate from a legibility perspective to have larger landmark buildings.

Height

New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The height of a new building or extensions should not be allowed to dominate the street. New development should generally not be more than one storey higher where it directly adjoins or is close to existing residential development. There are exceptions to this, for example where the Council supports intensification of the site or where it is appropriate from a legibility perspective to have taller landmark buildings.

Front Boundary

Front boundaries should respect the character of the road or street. Where low front boundary enclosures are typical, introducing taller boundaries should be avoided. In general front boundaries should be constructed of robust material such as brick or railings.

Detail and Materials

Detailing is the finer level and the craftsmanship, building techniques, decoration, styles and lighting of a building or structure. Where streets and places have prevailing features these should be incorporated as much as possible in any new development in the area.

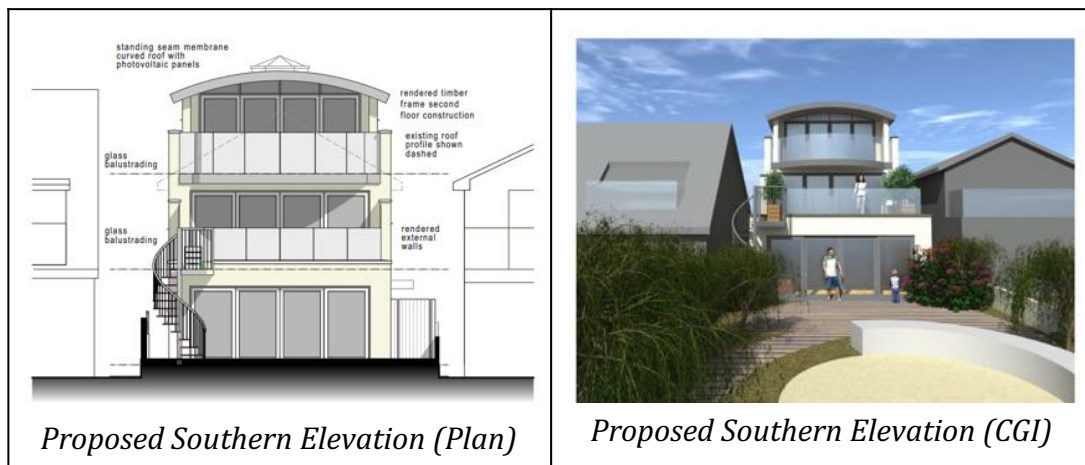


7. Assessment of Proposed Development

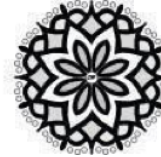
7.1 Principle

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires all planning proposals to be assessed against the contents of the development plan, unless material considerations indicate otherwise.
- 7.1.2 The application proposes residential works to an existing residential dwelling within an identified settlement boundary.
- 7.1.3 Policies AL1 (Presumption in Favour of Sustainable Development) and Policy CS17 (Concentration and Distribution of Development within the Urban Areas) supports the intensification of existing development in settlement boundary areas.
- 7.1.4 Policy CS16 (High Quality Design) supports new residential development where it accords with the detailed criteria.
- 7.1.5 On the basis of the above, and subject to detailed consideration of the following matters, the proposed development is acceptable in principle.

7.2 Design & Visual Amenity



- 7.2.1 Policy CS16 1(c) (High Quality Design) requires development to use the characteristics of the locality to help inform the design of the new development. This should include height, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors.
- 7.2.2 Of note, Policy CS16 does not require new development to replicate that of the area. Policy CS16 requires consideration to be given to the defining features to inform an appropriate design response.



- 7.2.3 Such an approach is wholly supported by paragraph 134(b) of the National Planning Policy Framework which requires:

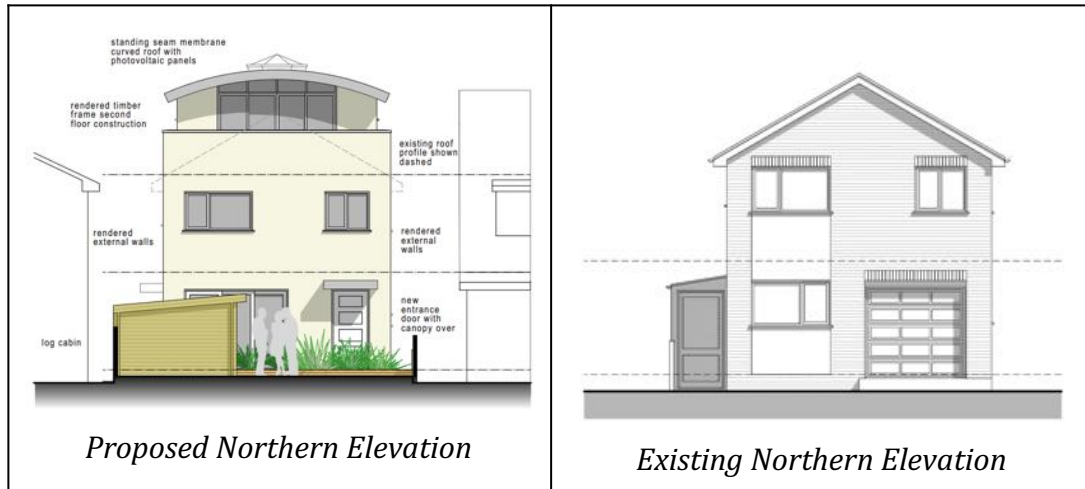
Significant weight should be given to design which helps raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

(Applicant emphasis added)

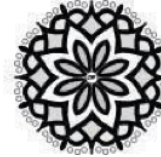
- 7.2.4 Significant weight is only given to two matters in the entirety of the NPPF; of which one of these times is in respect of design. The circumstances wholly apply in this instance.
- 7.2.5 As detailed above, the defining characteristics of properties in the Southwood Road area do not comprise their architectural style or detailing, but their southerly outward facing elevations, layout on the site, setbacks and general overall height.
- 7.2.6 There has been little change in the Southwood Road locality since the 1980/90's when the existing building was built. Due to a rise in demand of living near the sea following the Covid-19 pandemic, a greater portion of people are seeking to move closer to coastal locations such as these.
- 7.2.7 Owing to this societal shift, it is likely that further plots along Southwood Road will be redeveloped in time. Therefore, we aspire for this design to be used to inform a general uplift in the quality of design along Southwood Road.
- 7.2.8 The proposed works would retain the overall 2.5 storey height which characterises properties along this area. This height, owing to the inset second floor and curved roof, ensures that the additional storey can be accommodated without resulting in a discordant punctuation in the streetscene.
- 7.2.9 Further, the inset nature also ensures that the addition of the second floor does not result in impacts in terms of massing, or an overbearing effect.
- 7.2.10 The views of this additional height would solely be oblique from either along Southwood Road or the coastal path to the south. From these oblique views, the building would appear within an established silhouette of similarly heighted buildings. This is achieved through the use of the curved roof at second floor level.
- 7.2.11 This curved roof would not punctuate beyond the existing silhouette of nearby development which therefore indicates its relationship is one of a harmonious nature.



- 7.2.12 The fenestration of the northern facades of buildings along Southwood Road tend to be more simple. This is partly due to their relationship with properties to the north.



- 7.2.13 The proposed building retains this simple fenestration in a similar manner to that found on the existing building.
- 7.2.14 The southern elevation of the building features a close relationship with the sea. As a result the level of architectural detailing on the southern side of properties tend to be greater in comparison to their northern elevations.
- 7.2.15 This difference in architectural detailing documents the close relationship with the sea which properties have in this area and is a consistent feature of the character of this area.
- 7.2.16 To retain this defining character, balconies are proposed to first and second floors to allow for outward visibility of the sea. This reiterates the hierarchy in elevations which characterise the area.
- 7.2.17 This hierarchy and relationship is further reiterated by 4 no. glazing panels to each floor along the southern elevation.
- 7.2.18 In providing these expanses of south facing glazing, the building also maximises opportunities for passive solar gain. This assists the thermal efficiency of the building and helps in reducing the building's carbon footprint throughout this operation.
- 7.2.19 The roof of the building comprises a curved roof with photovoltaic panels. This curvature comprises a function first approach where its curvature maximises solar gain for the photovoltaic panels. This ensures maximum renewable energy can be harvested from its southern facing location.



- 7.2.20 The elevations of the building are proposed to be finished in render to provide a consistent and coherent visual appearance to the building.
- 7.2.21 Most properties within the area comprise facing brickwork which appears both bland, and unassuming within the streetscape.
- 7.2.22 The proposed render to all elevations will allow the detailed design of the glazing, window joins to all define the character of the building. Further, the use of render comprises a low maintenance material which is ideally suited for coastal locations where weather conditions impact upon the long term visual condition of the building.
- 7.2.23 Paragraph 134(b) of the National Planning Policy Framework requires significant weight to be given to designs which help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 7.2.24 This section of this Statement has confirmed that the development would fit in with the overall form and layout of its surroundings and would raise the standard of design more generally in the area.
- 7.2.25 Policy CS16 (High Quality Design) does not require development to replicate existing development, but uses existing development to inform an appropriate design response.
- 7.2.26 The Local Planning Authority concluded on the basis of design within their pre-application response (GEN/21/01103) that:
- Despite this, on balance, due to the existing variation in Southwood Road the impact on the streetscene looks to be of nature which may be supported at application stage - the use of cream render also looks to be in keeping with the character of the area.*
- 7.2.27 For the reasons set out in this section of this Statement, the development successfully uses the characteristics of the locality to inform the design of the development, whilst also raising the standard of design more generally in the area.
- 7.2.28 On the basis of the above, we therefore consider that the development wholly accords with Policy CS16 of the Havant Borough Core Strategy (March 2011) and paragraph 134(b) of the National Planning Policy Framework (2021).



7.3 Neighbouring Amenity

- 7.3.1 Policy CS16 1(e) (High Quality Design) requires development to not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
- 7.3.2 Making full and thorough assessment on whether any loss of privacy, outlook, noise or overlooking results, requires the existing (baseline) conditions of the site to be established.
- 7.3.3 The properties along Southwood Road all feature their main amenity space towards the south of their plots. This is primarily due to the sea views and southerly aspect which benefits from greater access to light.
- 7.3.4 However, these southern amenity spaces, by virtue of their proximity to the coast path, means that a high level of public overlooking exists at present.
- 7.3.5 Further, the existing orientation, layout and proximity of neighbouring properties means that the southern amenity space is greatly overlooked at present.
- 7.3.6 Therefore, a high level of overlooking and intervisibility is commonplace in localities such as Southwood Road where the primary focus is connection of amenity space to the sea.
- 7.3.7 The Local Planning Authority accorded with this baseline in assessment in their pre-application advice (GEN/21/01103) in stating that:

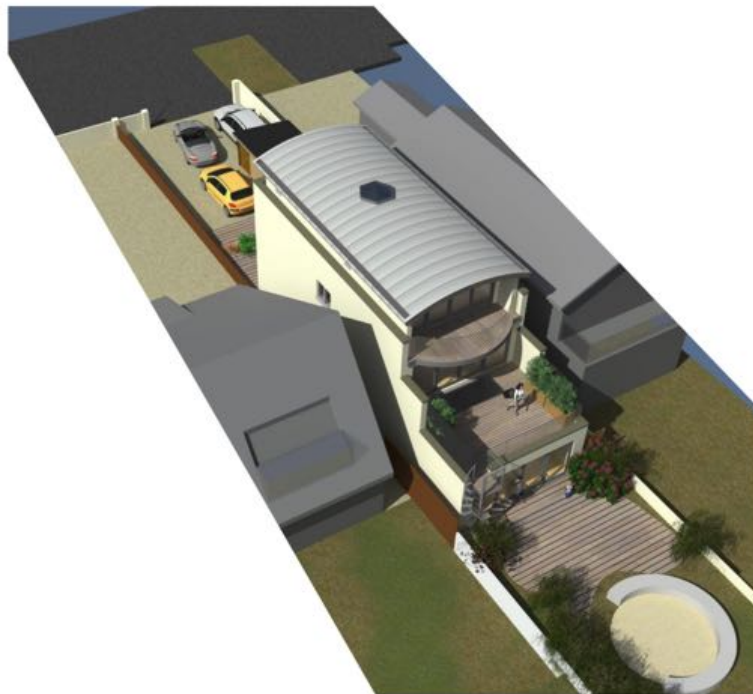
Whilst the coastal location is noted and balconies are often afforded more leniency in such locations, this does not suggest that harmful overlooking should not be considered as a material planning consideration.

- 7.3.8 The Local Planning Authority's advice stated that:

In this case additional and prolonged views to both first floor and ground floor private amenity spaces would be afforded by this proposal which is deemed to be adequate reason for refusal if an application were put forward.

Suggestions for mitigation would comprise of obscured screening (minimum of 1.7 metres height above finished floor level) to the side elevations of the balcony areas.

- 7.3.9 The below CGI image demonstrates how these 1.7m high privacy screens have now been introduced. Further, through the set back of the ground floor extension/first floor balcony/terrace, the provision of screens does not result in impacts upon neighbouring properties.



Proposed CGI showing Privacy Screens to First and Second Floor Balconies

- 7.3.10 Most properties along the southern side of Southwood Road feature balconies to their first floor southern elevations to maximise the coastal outlook. The neighbouring property 176 is testament to this.
- 7.3.11 The proposed development would introduce a 1.7m high glass balustraded privacy screen to the first floor balcony serving the first floor terrace.
- 7.3.12 This has been introduced as a direct response to the pre-application feedback provided as part of GEN/21/01103.
- 7.3.13 The provision of this 1.7m high screening of the balcony/terrace area means that no overlooking into adjacent properties, or direct overlooking into their primary amenity spaces, result.
- 7.3.14 Further, the overall depth of the balcony/terrace, combined with the use of glass privacy screening, ensures that no impacts in terms of overmassing of scale will result on neighbouring properties.
- 7.3.15 The first floor southern elevation serves bedroom 2. The use of the 1.8m high screens to the western and eastern sides of the property ensures that no direct overlooking will result from views out of the internal space.
- 7.3.16 On the basis of the above, the proposed terrace with balcony at first floor level is unlikely to result in demonstrable impacts upon neighbouring amenity.



- 7.3.17 The proposed development also features a second floor balcony serving the second floor of the building. It is widely acknowledged that the higher the balcony, the harder the opportunity for overlooking is, given the acute angles necessary for intervisibility.
- 7.3.18 This is because to overlook ground floor amenity space requires an occupant to peer over the edge with an acute angle looking down. Put simply, this is neither practical nor how balconies are reasonably used.
- 7.3.19 To assist with reducing the perception of overlooking, the second floor balcony has been designed to be shallow in depth with its depth being comparable to the rear building line of the neighbouring dwelling (to the east).
- 7.3.20 This ensures that opportunities to view directly down into the neighbouring garden would require an occupant to walk to the furthest extent of the balcony and directly look down at an acute angle.
- 7.3.21 Further, the second floor balcony is served by 1.8m high walls to both sides which ensures no overlooking from the side can result.
- 7.3.22 This has been introduced as a direct result of the general feedback and approach to balconies provided within the LPA's pre-application advice.
- 7.3.23 On the basis of the above, the second floor balcony, by virtue of its height and limited depth, would not give rise to additional or unacceptable impacts upon overlooking to the neighbouring properties.
- 7.3.24 On the basis of the above, the development would not result in the loss of privacy, outlook, noise or overlooking to the neighbouring properties in accordance with Policy CS16 (High Quality Design) of the Havant Borough Core Strategy (March 2011).

7.4 Highways, Parking and Transport

- 7.4.1 Policy DM13 (Car and Cycle Parking on Residential Development) requires residential development to provide car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.
- 7.4.2 The Residential Car Parking and Cycle Provision SPD (2019) sets out the following vehicular parking requirements for 4+ bedroom units:



TABLE 4A			
C3 Dwelling Houses – Vehicle Parking			
Zone	Minimum Car Parking Requirement	Havant Town Centre	Waterlooville Town Centre
Size of dwelling			
1 Bed Unit	1 space	Max 1 space	Max 1 space
2 Bed Unit	2 spaces	Max 1 space	Max 1 space
3 Bed Unit	2 spaces	Max 1 space	Max 2 spaces
4+ Bed Unit	3 spaces	Max 2 spaces	Max 2 spaces

7.4.3 The existing building comprises 3 bedrooms and the proposed works to the building will increase the number of bedrooms to 4. On this basis, the SPD generates a requirement for 3 vehicular spaces.

7.4.4 The Residential Car Parking and Cycle Provision SPD (2019) sets out the following cycle parking requirements for 4+ bedroom units:

TABLE 4D		
C3 Dwelling Houses – Cycle Parking/Storage Provision		
Size of Dwelling	Long stay	Short Stay
1 Bed Unit	1 space per unit	In larger developments (schemes of 10 or more dwellings), short-term visitor parking will be expected at 20% of the long-term cycle parking standard.
2 Bed Unit	2 spaces per unit	
3 Bed Unit	2 spaces per unit	
4+ Bed Unit	2 spaces per unit	

7.4.5 On the basis of the above, the 4 bedroom dwelling will generate a requirement of 2 cycle spaces.

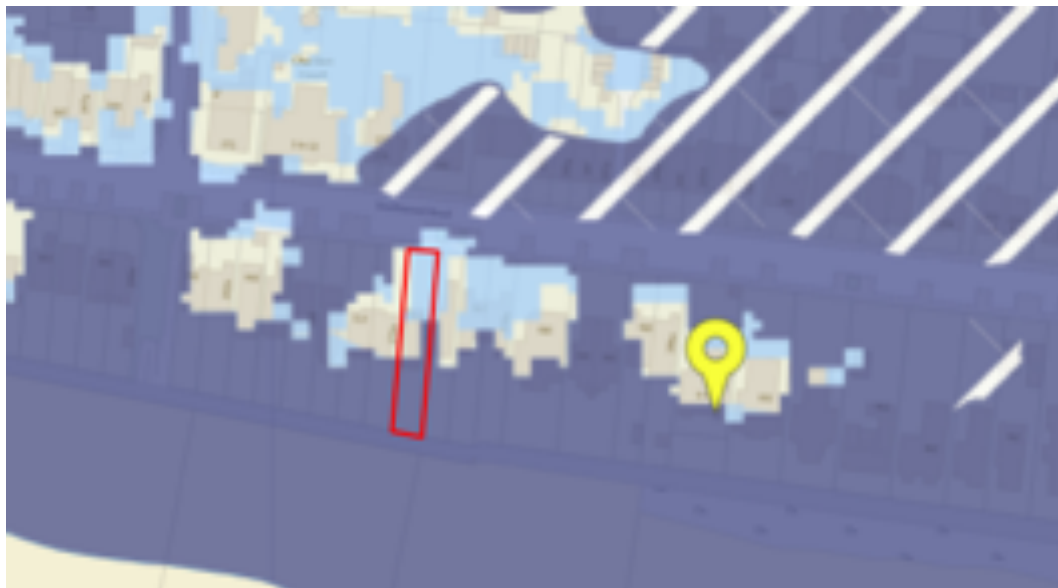


Image Showing Off-Street Parking Arrangements along Southwood Road



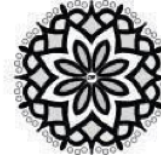
- 7.4.6 The submitted plans demonstrate the site can accommodate 3 no. off-street parking spaces. Additional, off-street parking is provided on an unallocated basis immediately opposite the property along Southwood Road (as shown in the above image).
- 7.4.7 Further, Southwood Road comprises a road which is not constrained by either double or yellow lines which indicates that there are no existing parking problems.
- 7.4.8 On the basis of the above, the development is able to accommodate its parking requirements off-street within its own curtilage and through the utilisation of existing off-street parking. Therefore, the development will accord with Policy DM13 of the Havant Borough Core Strategy (March 2011).

7.5 Flood Risk & Drainage



Extract from Environment Agency Flood Map for Planning

- 7.5.1 Paragraph 168 (NPPF) makes clear that applications for minor development, including householder development, should not be subject to the sequential or exception tests, but should still meet the requirements for site-specific flood risk assessments.
- 7.5.2 The footprint of the building will be marginally increased in comparison to the existing footprint.
- 7.5.3 A site specific flood risk assessment will be submitted which demonstrates site specific measures which both relate to flood resilient measures and also measures to ensure surface water run-off rates are retained in line with the existing.



- 7.5.4 On the basis of the above, and subject to a full detailed site specific flood risk assessment, the development will accord with paragraph 168 of the National Planning Policy Framework and Policy CS15 of the Havant Borough Core Strategy (March 2011).

7.7 Other Material Considerations

- 7.7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires development proposals to be undertaken in accordance with the Development Plan, unless material considerations indicate otherwise.

- 7.7.2 In this instance, we consider the proposals wholly accord with the policies contained within the Development Plan. However, should the Local Planning Authority conclude differently, we consider that the above detailed contents of the NPPF provides overriding support for the submitted development.

- 7.7.3 Specifically, paragraph 134(b) of the National Planning Policy Framework 2021 makes clear that:

*Significant weight should be given to designs which **help raise the standard of design more generally in an area**, so long as they fit in with the overall form and layout of their surroundings.*

(Applicant emphasis added)

- 7.7.4 The term significant weight is used solely twice in the entirety of the National Planning Policy Framework - one of which instances relate to design.

- 7.7.5 This Planning, Design & Access Statement has demonstrated that the overall form and layout of the proposed development fits in with the surroundings.

- 7.7.6 On this basis, the significant weight required under paragraph 134(b) is therefore triggered.

- 7.7.7 Whilst we consider the proposed development wholly accords with the policies contained within the Development Plan, the significant weight provided under paragraph 134(b) gives overriding weight to any conflict with the Development Plan, should the Local Planning Authority consider this to be the case.



8. Conclusion

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires the determination of all planning applications to accord with the contents of the Local Plan, unless material considerations indicate otherwise.
- 8.2 This Planning Statement has demonstrated that the proposed development is fully in accordance with the policies contained within the Development Plan.
- 8.3 This Statement has not identified any material considerations that would warrant a decision other than in accordance with the policies contained within the Development Plan.
- 8.4 Taking these factors into account, the development therefore accords with both the contents of the Local Plan and all other material considerations. Applying the planning balance under S38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), we therefore respectfully request this application is determined favourably.