



Planning, Design and Access Statement

Application for 3No. detached chalet style dwellings, 1No. detached bungalow, and 3No. pairs of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access points.

Land adjacent to 11 Bound Lane,
Hayling Island,
PO11 9HU

November 2016

1527/CMAR/
Havant Borough Council

Introduction

1. This Planning Statement has been prepared by Plainview Planning on behalf of KH SPV 5A Limited, in support of a full planning application for a residential development on land associated with 11 Bound Lane, Hayling Island, PO11 9HU.
2. The proposed development seeks permission for the following; 3No. detached chalet style dwellings, 1No. detached bungalow, and 3No. pairs of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access points.
3. An outline planning application for 8 residential dwellings was approved in July 2016 on the proposal site (Application Ref: APP/16/00327) and a reserved matters application is currently being determined by the local authority (at the time of writing this planning statement).
4. This proposal seeks to maintain all core design, layout, landscaping and access matters which were permitted earlier this year. Consequently the focus of this application will a proposed variation of two previously approved detached properties to form four semi-detached residential properties.
5. Consequently, this planning statement seeks to demonstrate that the proposed increase in density is an efficient use of land and provides attractive residential accommodation which is in compliance with National Planning Policy Framework (NPPF), the Havant Core Strategy, the Havant Allocations Plan and any supplementary planning guidance.
6. The applicant would like to ensure the scheme can be swiftly delivered once a decision has been given to provide the much needed housing without any unnecessary delays. Consequently, the information provided as part of this application seeks to ensure that pre-commencement conditions are kept to a minimum.

Site Context and Designations

Site Context

7. The application site is a large parcel of land to the east of Bound Lane. The land forms part of the curtilage of 11 Bound Lane, a large detached two storey rendered property.
8. The surrounding area is predominately residential in nature and there is also a clear variation in character between developments to the east and west of the proposal site. The development to the east is more uniform and regimented in nature, with a collection of bungalows forming a core characteristic.
9. To the north, south and west, surrounding properties form a rich collection of detached, semi-detached and bungalow developments with traditional suburban characteristics. Nonetheless, importantly, the majority of the surrounding streets do not have a single uniform character, with a mix of architectural styles.
10. It is not uncommon to find signs of previous backland development along Bound Lane, as a result of generous garden plots associated with a number of the older properties. The adjoining site to the north of the proposal site has recently seen the completed development of 3 chalet style dwellings. To the south, two further residential developments have taken place to the rear of 21 Bound Lane.
11. The site lies within a highly sustainable built up area of South Hayling, with a number of services within walking distance, including:
 - Elm Grove High Street (Supermarkets, Pharmacies, Post Office, Banks..etc) - 450 meters; and
 - Bus Stops (Services to Havant and Eastoke every 30 Minutes) - 160 meters;
 - Mengham Junior School - 1.0 Km.

Site Designations

12. According to the Havant planning proposals map, a collection of the trees along the western boundary of the proposal site are subject to Tree Preservation Orders (TPO's). There are no further planning related designations on the proposal site.

Flooding

13. According to the Environment Agency's Flood Risk Map, the proposal site lies within Flood Zone 1 **(No Risk)**.

Planning History

14. According to the Havant planning database, the following applications were previously undertaken at the proposal site;

→ **Application Ref: APP/15/01074** - Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point. Decision: Withdrawn;

→ **Application Ref: APP/16/00327** - Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point. Decision: Approved;

→ **Application Ref: APP/16/00924** - Reserved Matters application for the erection of 3No. 3 bed dwellings and 5No. 4 bed dwellings relating to appearance and landscaping following Outline Permission APP/16/00327. Decision: Pending.

15. The previous outline planning approval is a significant material consideration which should be given appropriate weight. Further analysis of the previous proposal has been outlined in the following section.

Pre-Application Request

16. In October 2014, a pre-application request was made on the proposal site for a larger 13 unit residential development, consisting of detached and semi-detached properties. Please see Figure 1.
17. A review of the report provided outlines that the urban location of the proposal site means that there is a presumption in favour of sustainable development. Nonetheless, the main concerns outlined in the response provided were as follows;
 - The proposed wide entrance point from Bound Lane would have a significant impact on the existing trees and character of the area.
 - The small plots proposed would have both an impact on neighbouring residents and the character of the area.
18. This guidance has been reconsidered as part of this proposal and all efforts have been made to ensure the scheme assimilates with the approved scheme from this year (Application Ref: APP/16/00327).

Figure 1: Pre-application Layout for 13 Units in 2014



Previous Planning Approval

19. In May 2016, outline planning approval was granted for eight residential units (5 detached, 1 bungalow and 1 pair of semi-detached properties - ref: APP/16/00327). The scheme addressed the concerns outlined in the pre-application request from 2014 and ensured suitable plot sizes with appropriate distances to neighbouring properties was maintained.
20. The proposal for this application seeks to maintain the majority of the site in its previous approved form. As a result, there are a number of considerations which we believe should be considered as common ground. This will also ensure that there is consistency in decision making. The following table lists all matters which will remain unaltered.

Planning Consideration	Planning Officer's Conclusion
Principle of Development	The principle of development is considered acceptable, as the site lies within a sustainable urban area.
Impact on Character and Appearance of the Area	Overall, the case officer concluded that the development would have an attractive appearance and would complement the existing properties in the locality. The proposed design for the new units will be discussed in the following section.
Impact on Residential Amenity	The case officer concluded that the distance and relationship between the proposed properties and the existing surrounding residential properties are in excess of local requirements. These distances will remain unaltered for the new scheme.
Flood Risk/Drainage Issues	Southern Water had no objection in relation to foul sewage capacity. Surface water will be dealt with through soakaways.
Highways	The scheme does not intend to alter the previously approved access point and further information has been provided with this application to address the previous conditions seeking further information on junction details and construction period.
Ecology	The county ecologist requested an ecological management plan and a financial contribution in relation to Solent Recreation Mitigation Partnership. These matters have addressed in supporting documentation.
Landscaping/Trees	The variations proposed to the previous approval would not impact the existing TPO trees. The landscaping plan provided of this application also outlines replacement planting.

Figure 2: Previously Approved and Proposed Layout

8 Unit Scheme from Reserved Matters Application (Ref: APP/16/00924)



10 Unit Residential Scheme Proposed



The Proposal

21. Whilst we are seeking consent for a 10 unit residential development, the focus of the application will be on the 4 new semi-detached properties proposed, which will replace two detached dwellings previously approved.
22. The scheme does not seek to alter the layout, access or position of the dwellings from the previously approved application in June 2016. This will ensure that the scheme incorporates the positives attributes of the previous scheme. As a result, the scheme will maintain the following layout;
- The frontage will retain the host dwelling (11 Bound Lane) and a pair of semi-detached dwellings (plots 1 and 2);
 - The centre and rear boundary of the site, will retain large detached dwellings as previously approved (plots 3, 6 and 7). In addition, the single bungalow to the south of the site will also remain as approved (plot 8).
23. As a result, the focus of the proposal will be on the proposed design of the semi-detached properties in the centre of the site (plots 4, 5, 9 and 10) and the way in which the proposal complies with local planning policies. A review of policy compliance will be outlined in the following section.

Planning Policy

24. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.
25. The relevant policies against which to assess this proposal are contained within the Havant Core Strategy (2011), Havant Allocations Plan (2014), the National Planning Policy Framework (NPPF) and any supplementary planning documents.

Havant Core Strategy (2011)

- Policy CS9 - Housing;
- Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough;
- Policy CS16 - High Quality Design;
- Policy CS17 - Concentration and Distribution of Development within the Urban Areas;

→ Policy DM13 - Car and Cycling Parking on Residential Development.

Havant Allocation Plan (2014)

- Policy AL1 - Presumption in Favour of Sustainable Development;
- Policy DM24 - Recreational Disturbance of Special Protected Area (SPA's from Residential Development).

Havant Borough Council Parking SPD (2016)

Havant Borough Design Guide SPD (2011)

Havant Council Housing SPD (2011)

26. The planning considerations which this statement will analyse are the increase in density and the proposed design of the semi-detached properties.

Planning Policy Analysis

Increase in Density

27. The site lies within a sustainable location in South Hayling and within close proximity to everyday services, public transport and local schools. National planning policies and guidance seek to promote the increase of housing supply and the efficient use of land in such desirable locations.

28. In addition, the Havant Core Strategy confirms that the local authority seek to adopt this approach. Policy CS9, paragraph 6.22 states;

Where the quality of design justifies it, much higher densities could be achievable. This is likely to be more appropriate in town centres or highly accessible locations.

29. Paragraph 6.23 of the Havant Core Strategy states;

It is not intended that density requirements should be too prescriptive as it is often a difficult balance between maximising the use of the land and reflecting surrounding built character and the amenity of neighbouring residents.

30. Policy CS17 states that new development should be concentrated to urban areas and a non-prescriptive approach to density should be adopted. The Havant Design SPD (2011) confirms under table 4.1, that proposals should be driven by the density of the surrounding area. Consequently, We have reviewed the proposal against existing densities within the local area.

31. The proposed development has a cul-de-sac layout, which is not uncommon to the local area. The table below compares the development to cul-de-sacs in the local area.

Street Name	Site Area in Hectares (Ha)	Number of Units	Units per Hectare (UPH)
Proposal Site	0.68 Ha	10 Units	14.7 UPH
Orchard Road	1.14 Ha	14 Units	12.2 UPH
Wyborn Close	0.90 Ha	13 Units	14.4 UPH
The Sanderlings	0.55 Ha	12 Units	21.8 UPH
Webb Close	0.92 Ha	14 Units	15.2 UPH

32. As the table outlines, the proposal will fall comfortably within the density of the surrounding streets. Paragraph 47 of the NPPF is clear that national government want to significantly boost the supply of housing. As a result, the proposal will provide the benefits of further housing, whilst ensuring a layout which maintains a low density form and reflects the predominantly suburban character of the surrounding streets.
33. We believe the proposal meets the requirements set out under policies CS9 (paragraphs 6.21 - 6.24), policy CS17 and is in accordance with guidance within the Havant Design SPD (2011).

Proposed Residential Design

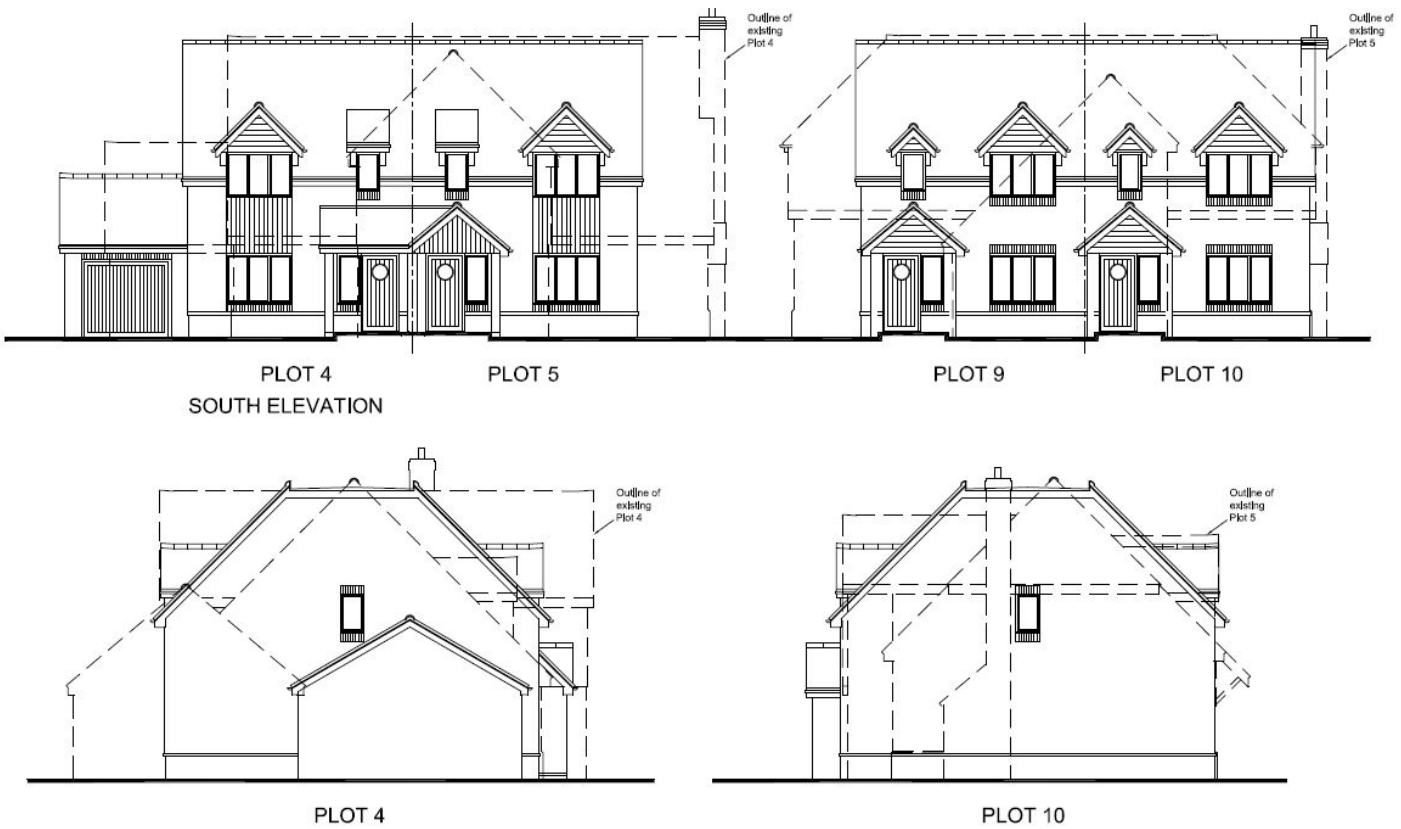
34. The proposed semi-detached dwellings seeks to provide attractive family homes, with generous amenity space and suitable parking provision, based on local standards. The design of the units seeks to incorporate many similar features from the previously approved semi-detached units facing towards Bound Lane (plots 1 & 2).
35. The Havant Design SPD (2011) states that new residential developments should be designed with a clear understanding of local character and distinctiveness. The residential properties in the local area consist predominantly of white finished render or darker brickwork with lighter orange brickwork as detailing. The roof details on neighbouring developments consist predominantly of slate and plain tiles. These details have been incorporated into the design of the proposed scheme. Please see Figure 3.
36. In regard to massing and height, the two pairs of semi-detached properties have been designed to maintain a similar; massing, ridge height and footprint to the previously approved detached properties. Please see Figure 4.

37. The applicant seeks to provide a high quality scheme which ensures an acceptable impact on the character and appearance of Bound Lane. Taking the above into consideration, we believe the proposal is in compliance with the requirements set out under local planning policy CS16 and the Design SPD (2011).

Figure 3: Local Character and Design Review (Source: Google Maps)



Figure 4: Outline of Approved Detached Properties over Proposed Semi-detached Dwellings



Parking Standards

38. The proposal has taken into consideration the recently adopted parking standards SPD (2016) to ensure appropriate provision is provided. Please see supporting plans which outline the provision of parking for each dwelling.
39. In addition, schemes of 10 or more dwellings should accommodate an additional 20% unallocated parking spaces for visitors. This has been successfully incorporated in a layby to the south of the property known as 11 Bound Lane.
40. The individual properties have also been provided with appropriate storage in the rear gardens to provide cycle parking, based on the standards within the SPD. Consequently, the proposal is in accordance with policy DM13 and the recently adopted parking standards SPD.

Conclusion

41. The proposal seeks approval for a 10 unit residential scheme in a highly sustainable location within South Hayling. The site lies within walking distance to a number of services and should therefore be considered in accordance with the presumption in favour of sustainable development.
42. A 13 unit scheme was taken to pre-application in 2014, and a successful application was made in May 2016 for an 8 unit residential development in outline. The proposed scheme seeks to incorporate the positive features of the approved scheme in terms of layout, plots size, access and design.
43. The scheme therefore should be considered under a similar context to the previous approval, maintaining consistency in decision making.
44. The proposed development has altered the design of two detached houses to provide 4 semi-detached properties. The additional homes seek to make efficient use of land and increased housing provision, as set out by national government.
45. The design proposed is of a high quality and incorporates the local character of the area to further ensure the scheme assimilates with its surroundings.
46. In conclusion, the scheme meets the general thrust and requirements of both national and local planning policies. As a result, we respectfully request that the scheme is approved.