

40 Beach Road, Emsworth, PO10 7HR

Planning Statement

October 2015

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1. Introduction

1.1. This Planning Statement has been prepared on behalf of our Client, Mr Adams, in support of a planning application for the redevelopment of the Site to provide a family house.

1.2. Mr Adams family are long standing residents in the Borough. They wish to construct a new dwelling to meet their needs, with space and accommodation for growing children.

1.3. The application is for:

Construction of 1No. detached 5 bed house.

1.4. This statement outlines the application proposals in more detail and relates them to Local, Regional and National Planning Policy.

Structure of the Statement

1.5. This statement is set out in the following sections:

- Section 2 describes the Site within the immediate locational context;
- Section 3 sets out the Pre-application response;
- Section 4 outlines the responses received from the neighbour consultation
- Section 5 identifies the relevant planning history on the Site;
- Section 6 sets out the development proposal in detail;
- Section 7 identifies the relevant national, regional and local policy context;
- Section 8 addresses the material planning considerations of the proposal; and
- Section 9 draws together the conclusions of the report.

Background

1.6. Planning Permission for '*Demolition of the existing dwelling and construction of 1No. detached 5 bed house*' was granted at Planning Committee on the 25th June 2014 (LPA Ref: APP/15/00325), the Decision Notice can be found in Appendix 4.

1.7. The bungalow that occupied the site has now been demolished. However, in response to the concerns of the owners of No 38 at that time and in the interest of fostering good neighbourly relations, the scheme was revised at the request of our client, replacing the two rear side dormer windows with Velux windows.

1.8. The owners of No 38 have now sold the property. Having already demonstrated the minor to imperceptible impact the dormers would have over and above the approved scheme my client is seeking Planning Permission for the proposal as originally submitted, with dormers in place of the Velux windows. The opportunity is also being taken to propose a chimney to the south eastern ridge, along with a number of minor adjustments. The details of the proposal can be found in section 5 of this document.

- 1.9. In addition to the above proposed changes, Planning Permission was granted on the 8th of October for a Summer House on the north eastern boundary of the site. The Decision Notice is attached as Appendix 5 (LPA Ref: APP/15/00874).

2. Site and Surrounding Area

- 2.1. The application relates to No 40 (the Site), on the eastern side of Beach Road, a mature suburban road with a north to south aspect. It is located to the south of Havant Road, in the town of Emsworth, Hampshire, PO10 7HR.
- 2.2. The Site is not within a Conservation Area and is in Flood Zone 1. There are no listed buildings within its immediate vicinity. No 27 Beach Road, a villa on the corner plot with West Road, is, however, on Emsworth's Local List of buildings of interest.
- 2.3. The Site is a level plot. It was up until recently occupied by a detached single storey bungalow and garage extension to the north, with concrete and paved car parking to the front and a mostly grassed garden to the rear. This building has now been demolished. A Site Plan and Location Plan are attached as Appendix 1.
- 2.4. The boundaries to the front of the property are marked to the north and west by painted wooden slat fences. To the south the boundary with No 42 is an approx. 7ft ornamental hedge and to the north, beyond the fence marking the boundary of the Site, is an approx 5ft hedge made up of various species and one mature tree circa 20ft.
- 2.5. The recently demolished property had two windows and a central access door facing Beach Road. There were also a smaller window and door serving the garage extension. To the rear of the property are a further four windows and a two doors.
- 2.6. The attic space of the property had been converted into a bedroom. There were sky lights within the roof at first floor level facing north and south and a further two skylights facing the garden to the east.
- 2.7. The rear garden comprises a roughly rectangular area of grass with a selection of trees to the east. None of the trees on the Site are covered by Tree Protection Orders (TPO's).
- 2.8. A number of the trees in the gardens of the neighbouring properties are covered by TPO's. A map identifying trees protected by TPO's is in Appendix 2.
- 2.9. Directly to the north of the Site are a further two bungalows on similar shaped plots to the Site. No 38 has had its attic area converted into a habitable room within an extended roof space over a single storey extension to the side and rear with a sky light facing south and two dormer windows, one facing west onto Beach Road and one facing the rear garden to the east. These works have been regularised via planning application refs: APP/13/00684, APP/10/00305 & 09/73911/000.
- 2.10. To the south of the Site, No 42 is a wider plot occupied by a two storey detached house. No 42 is set further to the west within its site, causing the window that faces north to directly overlook the western end of the application Site, notably, directly overlooking the skylight which served the attic bedroom of No 40. The building is in proximity to the boundary of its plot to the north, leaving a narrow gap between it and the Site.
- 2.11. No 42 has a two storey and a number of single storey extensions and outhouses to the east. These works have been regularised via planning application ref: 93/58417/000.

- 2.12. On the western side of Beach Road opposite the Site, No's 33 and 31 are larger plots occupied by detached villas. The buildings are set back from the road and screened by mature vegetation.
- 2.13. To the south of No 33, and creating the boundary of its site, is Brent Court. To the south of Brent Court, to the south west of the Site, is No 35 Beach Road.
- 2.14. There is no particular architectural style of development along Beach Road or within the surrounding area, instead the area is characterised by a mix of residential properties, with a variety of terraced, semi-detached and detached houses mainly built circa 1900 to 1930 with a few more recently constructed dwellings built both in replacement of previous properties and on infill sites in between.

3. Pre-Application Response

- 3.1. With exception of the minor changes listed in Section 5 below, and the fact that the bungalow that occupied the Site has now been demolished, this Planning Application is identical to the approved. Therefore the pre-app response is relevant to this application.
- 3.2. On 21st January 2015 the Case Officer met with myself, an architectural colleague and Mr and Mrs Adams on Site to discuss the proposal.
- 3.3. On 03rd February 2015 we received the Case Officer's Pre-Application response (Appendix 3). The Case Officer considered the principle of demolition and construction of a replacement dwelling acceptable. In summary, the Pre-Application response provided the following design considerations;
 - The proposed mass and width could be accommodated within the Site without excessive harm to amenities of the street scene;
 - The proposed materials are considered acceptable
 - The significant increase in building bulk was noted however careful design of roof in terms of reducing massing was welcomed;
 - Expressed concern regarding bulk to rear and impact on neighbouring amenity however commented that it is not possible to consider further without consulting the neighbours;
 - Consultation would also allow for consideration of window on northern façade on
 - No 42.

4. Planning History

- 4.1. Planning Permission for 'Demolition of the existing dwelling and construction of 1No. detached 5 bed house' was granted at Planning Committee on the 25th June 2014 (LPA Ref: APP/15/00325). The Decision Notice is attached as Appendix 4.
- 4.2. Planning permission was granted on the 8th of October 2015 for a Summer House on the north eastern boundary of the site (LPA Ref: APP/15/00874). The Decision Notice is attached as Appendix 5.

5. Proposed Development

- 5.1. This section sets out the proposed development in greater detail.
- 5.2. Our Client is seeking permission to redevelop the now vacant Site to provide a home for his growing family.
- 5.3. The redevelopment proposal has been informed by the Seven Key Principles of Good Design outlined in the Havant Borough Design Guide SPD, looking first to its immediate context to understand the opportunities and constraints of the Site to educate an innovative design.
- 5.4. The proposal comprises a two storey family house with an integral garage to the north. The layout of development and massing of the proposed building reflects the layout and pattern of development in the neighbouring area and responds to the immediate context of the Site.
- 5.5. The building footprint is roughly equal in width to the recently demolished bungalow (not taking into account the garage extension) but sits more centrally within the Site, allowing access either side of the property to the rear and rationalising the spacing and rhythm of the urban form as viewed from Beach Road, improving the openness of the area. Shifting the building footprint north also reduces any impact the proposal would have on the north facing window of No 42.
- 5.6. The proposed building maintains the building line defined to the north with No 38, respecting the established pattern of setback on the street as required by the Havant Borough Design Guide SPD. The proposal extends further back than the existing building to the east to accommodate a larger building footprint.
- 5.7. The first floor accommodation has been incorporated within the roof form, responding to the form and architectural typology of the neighbouring properties, minimising the massing and visual impact of the proposed building.
- 5.8. The roof slopes back at first floor level, responding to its immediate context to ensure that the proposed building does not overly impact on views or create an over bearing effect on its neighbours, preserving neighbouring amenity and views from the street scene.
- 5.9. Furthermore, the rhythm and pattern of the skyline, if this application is approved, will be improved, with the gable of the proposed house at a comparable height to that of No 38's roof line and the roof line of the proposed at a comparable height to that of No 42, further responding to the prevailing local features and forms and rationalising the proposal within its immediate context.
- 5.10. The proposal has been carefully designed to ensure that the privacy of the neighbouring properties are protected by placing principal windows on the east and west facades. The windows on the north and south facades have been located so that they would not impact on privacy.

- 5.11. The Havant Borough Design Guide SPD provides that a simple way to minimise energy consumption is through the layout and orientation of new development to take advantage of the sun's energy. Given the constraints of the Site and its east to west aspect the roof form is particularly important in ensuring maximum levels of both natural light and solar heat gain. The orientation of outdoor spaces to maximise sun and shelter has also been considered.
- 5.12. The design of the proposal maximises the amount of penetrable daylight, incorporating four skylights to ensure maximum natural light penetration throughout the year. Further, the roof form of the proposed building has been designed to maximise solar heat gain, incorporating areas of sloped roof facing south.
- 5.13. In addition a garden room is proposed to the rear of the property, both maximising the levels of natural light penetrating the kitchen and dining room and creating an external sun terrace area to the south.
- 5.14. Opportunities will also be taken to incorporate sustainable materials and technologies within the building fabric and function, improving the thermal qualities of the property and increasing energy efficiency.
- 5.15. The proposed modern architectural style would result in a visual improvement on the existing, enhancing views from the street scene. The proposal comprises white render with a slate roof, responding to both the existing building and the Sites immediate context.
- 5.16. The front garden of the property will be re-landscaped, providing space for parking 3 cars whilst also increasing the level of vegetation and permeable surface. This will soften the environment, improving the character of the street scene.
- 5.17. The tree and mature hedges to the south and north will be retained where possible, however, some pruning and removal will be necessary to allow demolition / construction, as identified on plan within the Design and Access Statement.
- 5.18. The front boundary of the Site will not change, respecting the established character along Beach Road.
- 5.19. The rear garden will remain largely unchanged. The increased footprint will cover an area currently covered by paving and will therefore not reduce the ecological value or impact on the level of surface run-off on Site. The rear garden will remain generous, providing well in excess of the recommended 10 metres.
- 5.20. There is capacity within the proposed internal garage for a further car and bicycles. The Residential Car Parking and Cycle Provision SPD states that garages are able to meet the requirements for cycle parking for individual houses.
- 5.21. The massing and visual impact of the proposal have been kept to a minimum, protecting views and neighbouring amenity whilst providing sufficient space for a growing family. Further detail including plans and CGI's is provided within the Design and Access Statement that supports this application.

Adjustments proposed to Approved Scheme

- 5.22. In response to the concerns of the owners of No 38 and in the interest of fostering good neighbourly relations, the approved scheme was revised prior to determination, replacing the two rear side dormer windows with Velux windows.
- 5.23. As the owners of No 38 have now sold their property, and having already demonstrated the minor to imperceptible impact the dormers would have over and above the approved scheme, my client is seeking Planning Permission for the proposal with the dormers in place of the Velux windows. The Design and Access Statement that accompanies this application includes a Shadow Study that demonstrates the negligible impact the dormers would have.
- 5.24. My client is also seeking Planning Permission for the erection of chimney on the south eastern ridge, to the west of the south eastern dormer. The chimney flue would be routed internally and so would not increase the massing on the boundary with No 42. As the Shadow Study demonstrates, the chimney would not impact on the levels of shadowing to No 38. The chimney would terminate at a similar height to the two chimneys on the front ridge of the neighbouring No 42.
- 5.25. In addition, the below minor adjustments are also proposed;
- The kitchen window to the north would be removed. This is necessary due to the requirement to accommodate the thickness of the internal walls increasing from approved.
 - The most northern sky light would be rotated by 90°, allowing the bathroom layout below to be rationalised and maximise the levels of natural light
 - The front gable would be clad with a protective weatherboard - It is requested that the details of this weatherproof boarding are reserved to be determined via planning condition

6. Planning Policy Framework

- 6.1. This section sets out the National, Regional and Local policy relevant to this application.
- 6.2. Planning applications in Emsworth, Havant, must be determined in accordance with the NPPF (2012), the Havant Borough Local Plan Core Strategy (2011), the Havant Borough Local Plan Allocations (2014) the Local Plan Policies Map 8 - South of Havant & Emsworth and the Hampshire Minerals & Waste Plan (2013).
- 6.3. Supplementary Planning Documents (SPD's) and other material considerations such as the Havant Borough Council Borough Design Guide (2011), the Housing SPD (2011) and the Residential Parking and Cycle Provision SPD (2010) are also relevant to this application. Design guidance has also been taken from the 'Home Extensions – A Design Guide' section of the council website and the Emsworth Design Statement.
- 6.4. Whilst the Site is outside of, and is not located in an area given special consideration under the Chichester Harbour Area of Outstanding Natural Beauty, the Design Guidelines for New Dwellings and Extensions document (2010) has been considered. Despite the site being in Flood Zone 1, attention has also been given to the Emsworth Flood Risk Strategy (2013).

National Planning Policy

- 6.5. The National Planning Policy Framework (NPPF) sets out the government's national policy for planning issues in a single, comprehensive document.
- 6.6. It asserts that the planning system should carry a presumption in favour of sustainable development, that policies in local plans should follow the approach in presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay and that planning should be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 6.7. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 6.8. Paragraph 58 explains that planning policies and decisions should aim to ensure developments respond to local character and history and reflect the identity of local surroundings and materials, optimise the potential of the site to accommodate development and are visually attractive as a result of good architecture and appropriate landscaping.
- 6.9. One of the 12 Core Planning Principles emphasises the need to encourage the effective use of land by reusing land that has been previously developed. Another of the Core Planning Principles is concerned with ensuring that development supports the transition to a low carbon future in a changing climate.

Local Planning Policy

- 6.10. This section sets out local planning policy and guidance relevant to the application.

Havant Borough Local Plan

- 6.11. The Site is identified on the Local Plan Policies Map within areas covered by the following designations:
- Within Emsworth Urban Area
 - Character Area 3C – Havant Road and Warblington Road Environs
- 6.12. The following policies in the Havant Borough Core Strategy are considered relevant to this proposal:
- Policy CS9: Housing
 - Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough
 - Policy CS14: Efficient Use of Resources
 - Policy CS16: High Quality Design

Policy CS9: Housing

- 6.13. Policy CS9 is primarily concerned with ensuring larger housing schemes deliver a mix of houses to meet local demand, however, Section 4 does provide that development should 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.

Havant Borough Council Housing SPD

- 6.14. Further guidance to Policy CS9 is provided within the Housing SPD. Whilst the guidance is primarily concerned with ensuring sufficient provision of affordable housing it sets out the key aim to meet the housing needs of the borough and plan for everyone to have access to a decent home.

Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough

- 6.15. Policy CS11 of the Local Plan is primarily concerned with ensuring that the key landscape and built form characteristics of the Borough are protected and where possible enhanced, protecting conservation areas, listed buildings and other areas of historic or heritage merit and the preservation and enhancement of the borough's natural landscape, open space and its biodiversity.

Policy CS14: Efficient Use of Resources

- 6.16. Policy CS14, within the Sustainable Construction and High Quality Design section of the Core Strategy, states that planning permission will be granted for development that;
- Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area.

- On completion, unless proven to be financially or technically unviable, meets Level 3 of the Code for Sustainable Homes.

Policy CS16: High Quality Design

- 6.17. Policy CS16 is concerned with the design of new development. The policy states that planning permission will be granted for development that is designed to a high standard and which helps to create places where people want to live, work and relax.
- 6.18. The policy provides a number of criteria, primarily concerned with ensuring that design responds to, draws inspiration from and respects local context and that it produces a positive relationship between buildings, streets and spaces, both existing and proposed.
- 6.19. The policy also seeks to ensure that new development contributes to the public realm, is inclusive, considering needs of those with disabilities, mitigates against negative environmental impacts and adapts to the changing needs of the users and to the changing climate over the lifespan of the building.

Borough Design Guide SPD

- 6.20. The Borough Design Guide SPD supplements Policy CS16 and aims to raise the standard of design across the borough. It sets out the council's design expectations with regard to new development and helps to identify and define the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development.
- 6.21. Design guidance for Emsworth is within part 4 of the document. The site is located within character area 3C - Havant Road and Warblington Road Environs.
- 6.22. The SPD recognises this area as having opportunities for managed change, as evidenced by the precedent schemes listed above.
- 6.23. The Opportunities section of the document identifies the following:
- In the event of new development, the relationship of building line to street frontage within the immediate context should be observed.
 - Encourage residents to maintain and enhance their landscaped gardens and explore the possibility of Tree Preservation Orders (TPOs) to protect the most important trees.
 - Boundary treatments using locally distinctive materials and styles should be conserved and protected and the use of close boarded fencing and other non-vernacular materials avoided as far as possible in the street scene.

Havant Borough Local Plan Allocations

- 6.24. The following policies of the Havant Borough Local Plan Allocations are considered to be relevant to the proposal:
- AL1: Presumption in Favour of Sustainable Development

- DM13: Car and Cycle Parking on Residential Development
- DM25: Managing Flood Risk in Emsworth

AL1: Presumption in Favour of Sustainable Development

- 6.25. Strategic policy AL1 sets out 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), committing to always working 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.
- 6.26. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

DM13: Car and Cycle Parking on Residential Development

- 6.27. The Residential Car Parking and Cycle Provision SPD provides background to policy DM13.
- 6.28. The document sets out that houses with four or more bedrooms should have space for three cars to park. The document also sets out that garages are able to meet the requirements for cycle parking for individual houses.

DM25: Managing Flood Risk in Emsworth

- 6.29. The Emsworth Flood Risk Strategy provides background to policy DM25.
- 6.30. DM25 states that planning permission will be granted for developments within the Emsworth urban area boundary that can demonstrate how post development runoff has been reduced by the greatest percentage rates and volumes that are possible in the context of cost, technical feasibility and viability.

7. Planning and Design Considerations

- 7.1. Planning Permission for 'Demolition of the existing dwelling and construction of 1No. detached 5 bed house' was granted at Planning Committee on the 25th June 2014 (LPA Ref: APP/15/00325), the Decision Notice can be found in Appendix 4. The bungalow that occupied the Site has now been demolished.
- 7.2. In response to the concerns of the owners of No 38 and in the interest of fostering good neighbourly relations, the scheme was revised prior to approval, replacing the two rear side dormer windows with Velux windows.
- 7.3. This section will consider the impacts that replacement of the Velux windows with dormers would cause.
- 7.4. The section is split in four:
- Principle of development
 - Impact on the character of the locality
 - Impact on neighbouring amenities

Principle of development

- 7.5. The proposed redevelopment of the Site creating a family house is supported by planning policy, promoting sustainable development by effectively maximising the re-use of land that has been previously developed and ensuring that development supports the transition to a low carbon future in a changing climate.
- 7.6. The principle of development is established by the approved planning application (LPA Ref: APP/15/00325), for 'Demolition of the existing dwelling and construction of 1No. detached 5 bed house'. Granted at Planning Committee on the 25th June 2014.

Impact on character of the locality

- 7.7. The proposal has been designed to an exceptionally high standard, paying particular attention to its immediate context within its neighbouring properties of 42 and 38 Beach Road. The Havant Borough Design Guide SPD has been integral in informing design.
- 7.8. The architectural style of development along Beach Road and in the surrounding area is mixed, as noted by the Planning Officer within her Pre-application response and demonstrated by the attachments in Appendix 3, with a variety of terraced, semi-detached and detached houses mainly built circa 1900 to 1930, with a few more recently constructed dwellings built both in replacement of previous buildings and on infill sites in between existing buildings.
- 7.9. As the character along Beach Road and in the surrounding area is mixed it is considered that a replacement dwelling as proposed would make a positive contribution to the character of the area, improving views from the street scene. The occupiers of both No 38 and No 42 have noted that they welcome the high quality design and appearance of the proposal.

- 7.10. The proposed building scale and massing has been heavily informed by the Sites relationship with and design of the neighbouring properties at No 38 and No 42.
- 7.11. The building footprint is roughly equal in width to the existing bungalow (not taking into account the existing garage extension) but sits more centrally within the Site, allowing access either side of the property to the rear and rationalising the spacing and rhythm of the urban form as viewed from Beach Road.
- 7.12. The proposed building maintains the existing building line defined to the north with No 38, respecting the established pattern of setback on the street. The proposal extends further back than the existing building to accommodate a larger building footprint, however, as demonstrated with the Design and Access Statement, the increased footprint is only marginally larger than what could be achieved under Permitted Development rights.
- 7.13. Further, both No 38 and No 42 have extended into their rear gardens, with No 42 being granted planning permission for a two storey out house that extends back considerably further than the proposed building.
- 7.14. The first floor accommodation has been incorporated within the roof form, responding to the form and architectural typology of the neighbouring properties and minimising the massing and visual impact of the proposed building, preserving views from the street scene.
- 7.15. Furthermore, the rhythm and pattern of the skyline has been improved, with the gable of the proposed house at a comparable height to that of No 38's roof line and the roof line of the proposed at a comparable height to that of No 42, further responding to the prevailing features and forms and rationalising the proposal within its immediate context. The chimney proposed would only be visible in glimpses from the street due to being located to the rear of the proposed building.
- 7.16. The proposal comprises white render with a slate roof, responding to both the existing building and the Sites immediate context. The front gable is proposed to be clad with weatherproof boarding. It is requested that the details of this weatherproof boarding are reserved to be determined via planning condition. The proposed building would result in a visual improvement on the existing, enhancing views from the street scene.
- 7.17. The front garden of the property will be re-landscaped, providing space for parking for 3 cars, as required by policy DM13, whilst also increasing the level of vegetation and permeable surface. This will soften the environment, improving the character of the street scene.
- 7.18. The front boundary of the Site will not change, respecting the established character along Beach Road.

Impact on neighbouring amenities

- 7.19. Having already secured permission for the proposal with exception of the eastern dormers and chimney, this section will centre on the impact that the dormers and chimney would have in comparison to the approved Velux windows.
- 7.20. Dormers have the effect of channelling views. The windows in question face east. The closest property to the east is a significant distance from the dormers and is screened by areas of vegetation, including a number of trees covered by TPO's (See plan in Appendix 2). The dormers would result in less opportunities for overlooking to No 38 and No 40 than the approved Velux windows due to their channelling effect and as such would result in less impact on the amenities of the neighbouring properties.
- 7.21. We have prepared an in-house shadow study which demonstrates that the proposal would have a minor to imperceptible impact on the level of light received by No 38, and that in fact the mature hedge which straddles the Site boundary casts a larger shadow than both the existing and proposed buildings, with or without the dormers.
- 7.22. The chimney increases the shadow over the Site only due to its location on the south eastern ridge.

8. Conclusion

- 8.1. This Planning Statement has been prepared in support of a planning application for the redevelopment of the Site to provide a family house. Planning Permission for the '*Demolition of the existing dwelling and construction of 1No. detached 5 bed house*' was granted at Planning Committee on the 25th June 2014 (LPA Ref: APP/15/00325).
- 8.2. In response to the concerns of the owners of No 38 at that time and in the interest of fostering good neighbourly relations, the scheme was revised, replacing the two rear side dormer windows with Velux windows. The owners of No 38 have now sold the property.
- 8.3. Having already demonstrated the minor to imperceptible impact the dormers would have over and above the approved scheme my client is seeking Planning Permission for the proposal as originally submitted, with dormers in place of the Velux windows, as this will significantly increase the quality of the rooms the windows serve.
- 8.4. My client is also seeking Planning Permission for the erection of chimney on the south eastern ridge, behind the south eastern dormer. The chimney flue would be routed internally and so would not increase the massing on the boundary with No 42. As the Shadow Study demonstrates, the chimney would not impact on the levels of shadowing to No 38. The chimney would terminate at a similar height to the two chimneys on the front ridge of No 42.
- 8.5. In addition, the below minor adjustments are proposed;
- The kitchen window to the north would be removed.
 - The most northern sky light would be rotated by 90°, allowing the bathroom layout below to be rationalised and maximise the levels of natural light
 - The front gable end would be clad with a protective weatherboard.
- 8.6. We consider the proposal to be in accordance with National, Regional and Local Planning Policy, and to positively contribute to the enhancement of the character and setting of the area.
- 8.7. The additional following matters should be considered by the Council when deciding this application;
- The proposal would result in the creation of higher quality family accommodation than the approved.
 - The proposal is of a high quality design which reflects and draws on the architectural style of the dwellings in the surrounding area.
 - The scheme has been carefully designed to ensure that it has a positive relationship with surrounding properties and protects their amenity.
- 8.8. We have submitted a comprehensive justification in support of the proposals. Furthermore, we have consulted the occupiers of No 38 and No 42 so as to understand any concerns and worked to satisfy these. Accordingly, it is respectfully requested that the proposal be approved.

Appendix 1

Site Plan & Location Plan

BEACH ROAD



Notes

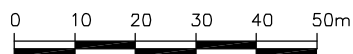
ALL DETAILS TO BE CHECKED AND APPROVED BY
SPECIALIST CONTRACTOR AND INSTALLED IN STRICT
ACCORDANCE WITH MANUFACTURERS DESIGN AND
SPECIFICATION

Notes/revisions:

Rev	Date	Drwn	Chkd

PLANNING ISSUE		
Date: Sept 2015	Client: Mr J. Adams	
Drawn: JS	Project: 40 Beach Road, Emsworth	
Check:	Title: Existing Site Plan	
Scale: 1: 200 @ A3	Dwgno: 15-248 D02	Revision:





Do not scale. All dimensions to be checked on site. This drawing is copyright of bptw partnership.

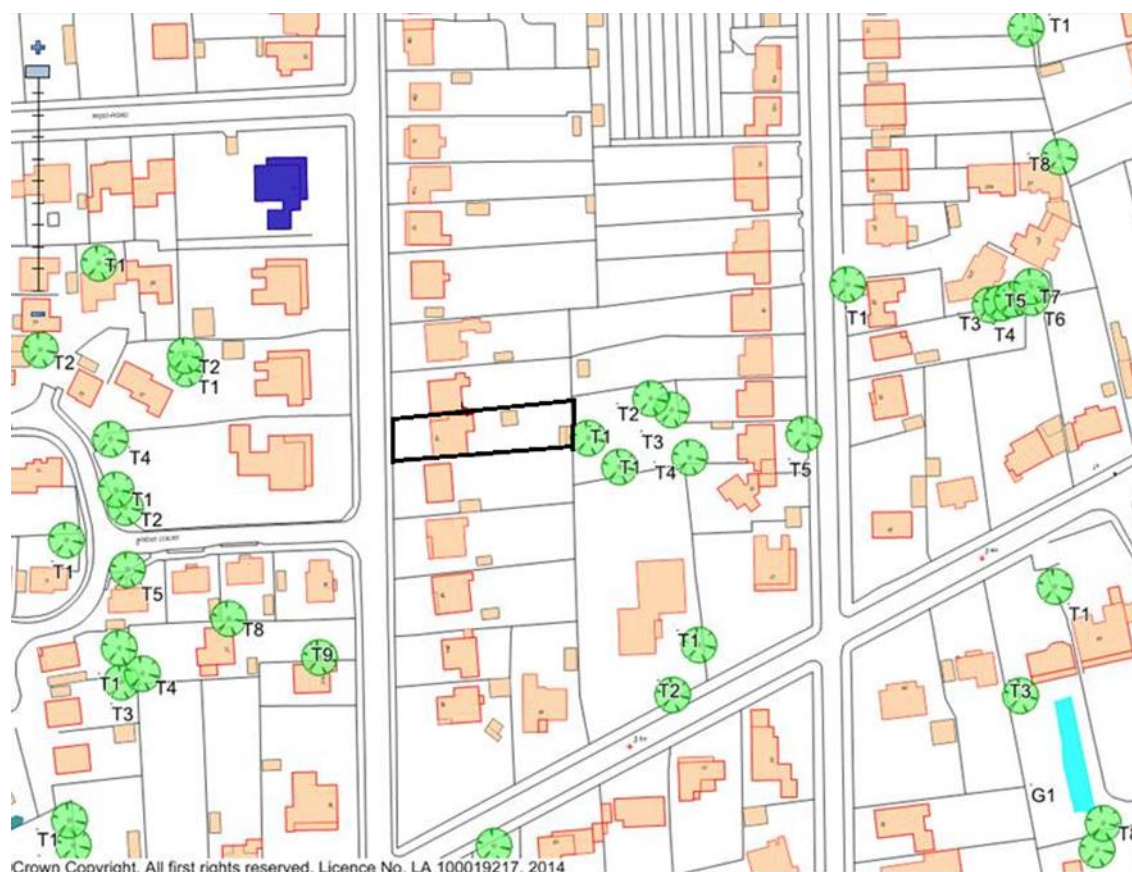
ALL DETAILS TO BE CHECKED AND APPROVED BY SPECIALIST CONTRACTOR AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DESIGN AND SPECIFICATION

PLANNING ISSUE			
Date	September 2015	Client	Mr J. Adams
Drawn	JS	Project	40 Beach Road, Emsworth
Check		Title	Exisiting Location Plan
Scale	1: 1250 @ A4	Dwgno.	15-248 D01
		Revision	

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Appendix 2

Tree Protection Order Map



Appendix 3

Pre-application response letter – response to approved application APP/15/00325



Havant
BOROUGH COUNCIL

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www.havant.gov.uk

Mr R Davies
BPTW Partnership
110-114 Norman Road
Greenwich
London

Our Ref: GEN/15/00045
Direct Line: (023) 9244 6523
Ask For: Mrs H Lealan
Email: planning.development@havant.gov.uk

03 February 2015

Dear Mr Davies

Site Location: 40 Beach Road, Emsworth, PO10 7HR

Re: Demolition of existing and redevelopment to create a replacement dwelling.

I am writing to you further to your enquiry received on the 23 December 2014 and my subsequent site visit regarding the above address.

I consider that the main issues in determining any future applications on the site are:

1. The principle of development
2. The impact on the character and appearance of the area
3. The impact on neighbours residential amenities
4. Highway matters
5. Drainage, flood risk and sustainability
6. Impact on trees and hedges
7. Ecology
8. Developer contributions/Community Infrastructure Levy

The principle of development

The site is located within the built up area of Emsworth. Within this area there is a presumption in favour of sustainable residential development subject to other development control criteria.

The impact on the character and appearance of the area

In terms of the impact on the character of the area, I consider from my site visit that the character of this part of Beach Road is that of a reasonably wide residential road with good sized dwellings forming a linear pattern of development on each side of the road. The plot subject of this proposal is one of the more narrow plots but it would appear on balance that a building of such a proposed mass and width could be accommodated within the site without excessive harm to the visual amenities of the streetscene.

In my view the predominately brick option would assist to lessen the visual impact of the building bulk within the streetscene. However, I don't consider a rendered option would be out of keeping with the local vernacular.

The impact on neighbours residential amenities

The impact on neighbours residential amenities would be assessed in detail during the consideration of any planning application. All applications for new dwellings will be assessed in relation to the guidance given in the Borough Design Guide 2011 which has been adopted by the Council as a material planning consideration. This can be viewed via the following link:

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Gui>

This document amongst detailed design advice provides guidance on minimum garden sizes and separation distances etc.

The scheme will need to take account of the character and nature of surrounding development and how this would relate to the proposed rebuild. I note that the proposed replacement dwelling significantly increases the building bulk on the site but the careful design of the roof in terms of reducing the overall massing is welcomed. On site I expressed concern with regard to the impact of the rear bulk of the proposed building on the amenities of the occupiers of the adjacent dwellings. However, it is not possible to consider this impact further without the opportunity to consult these occupiers.

The consultation process will also allow for the consideration of the impact on the first floor window of the adjacent neighbouring dwelling; which faces onto the current roof slope of No.40. It is not possible to assess the seriousness of any impact without undertaking the statutory consultation process, however you have advised that this window serves ensuite.

Highway matters

In my opinion adequate parking provision could be achieved on the site and the current access arrangement can be utilised.

In relation to car parking the development should be designed to be in accordance with the Councils adopted standards which can be viewed at:

<http://www.havant.gov.uk/sites/default/files/documents/Adopted%20Residential%20Parking>

Drainage, flood risk and sustainability

The site is not located within a flood zone. The development would need to incorporate sustainable urban drainage to ensure that surface water is adequately addressed.

The replacement dwelling would need to accord with level 3 of The Code for Sustainable Homes in accordance with our adopted Core Strategy policy CS14.

Impact on trees and hedges

Any development will need to take full account of the established vegetation and protection of natural features.

Ecology

From the 30th June 2014, the Council introduced the Solent Disturbance Mitigation Project (SDMP). The SDMP was introduced with the advice of Natural England and they have advised that a contribution of £172 per dwelling will be required to mitigate against the

effects of recreational disturbance on the Solent Special Protection Area (SPA).

However, as this is a proposal for replacement dwelling, this payment would not be sought.

Developer contributions/Community Infrastructure Levy

The proposed development would be subject to the Community Infrastructure Levy details of which are available on the Council's website:

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

The relevant contribution level for this site would be £100 per square metre of additional floorspace following the demolition of the existing dwelling.

I am aware that your client intends that he and his family will live in the property, if this remains the case a Self Build Exemption Form should be completed and CIL would not be payable unless the house is sold within the designated timeframe.

Conclusion

In conclusion, the principle of demolition of the current dwelling and construction of replacement dwelling is considered to be acceptable, subject to the outcomes of a statutory consultation process. Any formal planning application would have to take full account of existing natural features and would provide the opportunity to consider impact on neighbouring occupiers further.

I trust that the above guidance is helpful in moving the scheme forward towards a formal planning application.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

Mrs H Lealan
Planner
Our Ref: GEN/15/00045

Appendix 4

Decision Notice (ref: APP/15/00325)



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Mr Davies
BPTW
110-114 Norman Rd
Greenwich
London
SE10 9QJ

For: Mr Adams

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Planning Permission**

Application Number: APP/15/00325

Site Address: 40 Beach Road, Emsworth, PO10 7HR

Proposal: Demolition of the existing dwelling and construction of 1No. detached 5 bed house.

Further to your application received on 23 March 2015, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Design and Access Statement rev B received 6 May 2015
Site Plan 14-347 D02 received 23 March 2015
Proposed Elevations 14-347 D08 rev C received 6 May 2015
Proposed Floor Plans 14-347 D07 rev C received 6 May 2015
Proposed Elevations in Context 14-347 D09 rev C received 6 May 2015
Proposed Side Elevations 14-347 D10 rev C received 6 May 2015
Proposed Section 14-347 D11 rev B received 6 May 2015
Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/15/00325

- 3 Construction of the replacement dwelling shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Construction of the replacement dwelling shall not commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The staircase/landing window in the southern elevation of the building hereby approved shall be constructed:-
(i) to be and remain fixed shut at all times, unless details of the method of opening of the window have been first submitted to and approved in writing by the Local Planning Authority (in which case that approved method of opening shall be retained in that condition at all times unless otherwise agreed in writing with the Local Planning Authority) ; and
(ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The development shall not be brought into use until a minimum of 3 parking spaces and 2 cycle storage spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 2015, no extension, building or structure permitted by Part 1, Class A of the Order shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To protect the amenities of nearby residential properties and having due regard to policy CS16 Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved permitted by Part 1, Class B of the 2015 Order shall be carried out without the prior written approval of the Local Planning Authority.
Reason: To protect the amenities of nearby residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,In this instance:
 - You were updated about issues after the initial site visit.

(5) **The applicant is required to set up on site facilities for:-**

- i) measures to control the emission of dust and dirt during demolition and construction
- ii) measures to control noise and vibration during demolition and construction

Hours of work

Demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Fridays, 0800hrs to 1300hrs Saturdays and not at all on Sundays and all recognised public holidays.

Bonfires

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

29 June 2015

Appendix 5

Summer House Decision Notice (ref: APP/15/00874)



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T 023 9247 4174
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Mr R Davies
bptw
110-114 Norman Rd
Greenwich
London SE10 9QJ

For: Mr Adams

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Planning Permission**

Application Number: APP/15/00874

Site Address: 40 Beach Road, Emsworth, PO10 7HR

Proposal: Erection of summer house.

Further to your application received on 06 August 2015, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The summerhouse hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The development must be undertaken in accordance with drawing number 14-347 D113 to include heras type fencing to protect the beech tree in line with BS 5837:2012.

Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No 14-347 D103 Approved house with proposed summerhouse location plan
Drg No 14-347 D106 Approved house with proposed summerhouse site plan
Drg No 14-347 D111 Approved house and proposed summerhouse south elevation
Drg No 14-347 D112 Proposed floor plan
Drg No 14-347 D113 Tree information
Proposed elevations and floor plan
Technical details of summerhouse

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

07 October 2015