

Design & Access Statement

**Proposed Dwellings
27, Nutbourne Road, Hayling Island**



ARCHITECTS
September 2014

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1.00 Background

Development proposals for the site were submitted earlier in 2013 as part of a pre-planning enquiry. The client/site owner received a response dated 7th March from Mr. Emerson of Havant Borough Council Planning Department. – see appendix.

The site is currently non viable for tourism use and not fit for purpose – refer attached evidences.

2.00 Identifying the Design Principles

1. The general character of the proposal should respect the character the surrounding area, while offering protection from noise breakout from existing caravan locations.
2. The new development should respect existing trees, and respond to site levels and the amenity of existing adjacent holiday caravans.
3. The proposal provides additional much needed housing accommodation.

3.00 The Setting

The site is located towards the northern and western boundaries of Nutbourne Road, and holiday caravan occupancies lie to the north and west of the proposed development area.

The site is well contained, and the existing two storey building currently enjoying a relatively secluded setting.

The existing neighbouring dwellings and caravans in the area are of estate design, sitting in small plots. There are a variety of styles and sizes, with a mixture of external walling materials – e.g. Brick, tile hanging, render, timber boarding – most roofs are tiled.

4.00 Design Objectives

4.01 To provide the following accommodation:

- Two detached bungalows.

4.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.

4.03 To offer a solution which is designed to respond to the adjacency of nearby properties.

5.00 Site Analysis

5.01 The site for development lies to the North West of Nutbourne Road, Hayling Island.

- 5.02 The site lies adjacent and opposite existing residential properties to the south and east, and consideration must be given to designing out vocal noise disturbance..
- 5.03 Holiday caravans are situated to the west of the development site,
- 5.04 The site is flat with no incumbent landscaping.
- 5.05 There is an existing vehicular access to the site from Nutbourne Road, and all major services are currently available around the perimeter of the proposed building zone.
- 5.06 In climatic terms, the site is protected.

6.00 Planning Issues

Given the existing tourism based use of the plot, an application for the provision of a permanent dwelling(s) on site would be subject to policy DM3 of the Havant Borough Local Plan (Core Strategy) which states:

The change of use or development of land or premises currently or last used for tourism purposes to non-tourism uses will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for any tourism use.

Client Comment: Change of Use

The site is currently used for caravans and has been marketed for holiday lets during the months of March through to the end of December. Over the last four years, sales have declined despite advertising on the Internet and mails hitting previous holidaymakers. We have only had six bookings this year for holidays.

This can be confirmed by typing Hayward Holidays into Google which will bring up a listing for us on Hayling Island. We no longer consider maintaining a Website viable as this has been an added expense/burden.

For both employment and tourism sites this shall be demonstrated through an active and exhaustive marketing process covering at least 12 months. – see additional evidence as required.:

Client Comment: Tourism

One of the comments/objections raised several years ago with a previous planning application was the loss of the site for tourism. I think today it is clear to all parties concerned that tourism on Hayling Island has suffered greatly to the extent that even the Fairground at Beachlands is being considered for redevelopment. If a long established and well known site such as the Fairground is considering redevelopment unless the Local Authority is prepared to pump millions into Hayling Island as a holiday destination, which I think is unlikely, we can see no future in trying to maintain the site for holiday lets and as an asset becomes a very expensive hobby as we can neither sell nor utilise the site for its existing purpose.

☐ *Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council. – see additional evidence as required.*

Client Comment: Sale of Site

'We have marketed the property through a local estate agent for a period of approximately 12 months at the price lower than suggested by the Agent with a view to sell. We even considered a lower price to encourage enquiries following a 3 month marketing campaign with no interest. The only enquiries came from people without sufficient funds to purchase the property outright. It should be noted that a Mortgage cannot be raised against a site of this type and as such limits potential purchasers.'

☐ *Dated photographs of marketing board/s of an appropriate quality, size, scale, location and number, during this time, on the premises.*

☐ *An enquiry log, how it was followed up and why it was unsuccessful.*

☐ *A copy of all advertisements in the local press and trade journals (should be at least four weeks' worth of advertisements spread across a six month period).*

☐ *Evidence of marketing via the internet.*

See attached evidence as required.

Supplementary Information:

1A Haven Road

One of the arguments given for change of use at this site was lack of interest in holiday lets. It would appear that we are not the only site that is experiencing the same problem with encouraging holidaymakers to the island.

38 Haven Road

Application has gone in to remove the restriction to allow all year round residence for currently one van. This would have two benefits:

1. It would allow occupation year round which would mean council tax would be payable and could become someone's permanent residence.

2. This would change the dynamic of the site probably allowing a Mortgage to be raised to purchase the site and it would certainly increase the value of the van/plot in line with those on St Hermans where you see a 28ft van selling for between £50-£70k and larger ones selling in excess of £160k.

7.00 Application Design

The proposal is to enhance the site via the provision of two detached bungalows, amended from the chalet style proposals discussed during the pre-application process.

The existing vehicular entrance will remain, and access for service and emergency vehicles will remain intact.

The height of new eaves lines will be minimized in order to reduce the perceived mass of the dwellings, and respond to the scale and style of the existing adjacent buildings while remaining subservient in visual terms.

External walls will be finished generally with facing brickwork to complement existing materials of the adjacent buildings.

The site can adequately support the proposed development.

8.00 Scale

The proposal will be in harmony with the general scale of the existing buildings.

9.00 Landscaping

There are no existing trees, or any other significant landscaping, apart from a 1.2m high laurel hedge to the western boundary.

10.00 Access

Both pedestrian and vehicular access is available from Nutbourne Road.

Access to the site is maintained as existing, and lies within walking distance of both community facilities and Public Transport Links. The site is therefore sustainable.

The site accommodates -

- Pedestrian Access
- Public Transport Access
- Cycle Access
- Emergency & Service Access
- Sustainability

All occupants will have equal and convenient access to buildings, spaces and the public transport network. Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.

Access for emergency vehicles remains intact.

11.00 Parking

Parking and turning arrangements will accommodate 2 vehicles per dwelling..

Additional secure cycle spaces will be provided.

12.00 Flood Risk

The site appears to lie in an area of flood risk, and a flood risk assessment is attached to this planning application.

13.00 Conclusion

The location is attractive and popular. The proposal is intended to reproduce a discreet residential development which services an identified requirement and follows recent precedents for development on similar corner sites nearby.

Planning Policy supports a requirement for residential development in this location, therefore this objective can be fulfilled.

14.00 Photographs - Existing Site

1. Adjacent Site and buildings
2. Opposite Buildings
3. Street View
4. Site

15.00 Aerial View of the Development Site

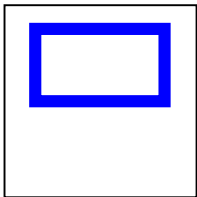


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16.00 Locations of Previous Approvals and Existing Bona Fide Developments



Proposed Site

Existing Development

