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## **DESIGN AND ACCESS STATEMENT**

### **DEMOLITION OF EXISTING DWELLING and BUILDING OF NEW DWELLING at 20 SANDY BEACH ESTATE HAYLING ISLAND, PO11 9RG**

Client  
Jason McMahon

**Job No. 11021**

**DESIGN & ACCESS STATEMENT  
DEMOLITION OF EXISTING DWELLING  
AND  
BUILDING OF NEW DWELLING**

**Site Address**            Sandy Beach Estate, Hayling Island, PO11 9RG

**Applicant**                Jason McMahon

**1.0    INTRODUCTION**

- 1.1    This Design and Access Statement accompanies a full planning application for the demolition of the existing property and rebuilding a similar new dwelling at 20 Sandy Beach Estate, Hayling Island.
- 1.2    The full application is for a two bedroom dwelling. The policies of the Core Strategy and the Havant Borough Local Plan Review will be examined in the context of the proposed development.
- 1.3    The existing access serving 20 Sandy Beach Estate will be retained and will provide access to the proposed development.

**2.0    LOCATION AND SITE DESCRIPTION**

- 2.1    The application site lies to the east of Hayling Island within the Havant borough. It is a private estate accessed off Bosmere Road.
- 2.2    It is proposed to demolish the existing property and replace with a new build dwelling of similar size and height.
- 2.3    The area of the application site is approximately 0.017ha. The site is bounded by similar properties to the north and south. The west of the site is the access road and open space.
- 2.4    To the east the site backs onto the Sandy Point Nature Reserve and is just outside the Area of Outstanding Natural Beauty (ANOB). Sandy Point Nature Reserve contains only low coastal shrubs.
- 2.5    The proposed development site is close to a number of services and facilities. The nearest bus services are along Southwood Road, which is approximately 0.5km from the site. The No.30 and 31 provides a bus service from Hayling Island to Havant every 15 minutes. The nearest primary school is Menham Junior School, which is located approximately 2km from the site. The nearest secondary school is The Hayling College, which is approximately 4km from the site. There is a doctor's surgery situated approximately 1.7km from the site at the junction of Rails Lane and Southwood Road. There are a number of services and facilities approximately 0.7 km from the site. This includes a post office, a bakery, a Public House, a fish and chips shop and a convenience store (Premiere).

### **3.0 PROPOSED SCHEME**

- 3.1 The development proposes the demolition of the existing property & garage and replacing with a new build dwelling of similar size & height to that approved under APP/13/00534
- 3.2 It is proposed to provide access to the site from the existing driveway serving off Sandy Beach Estate
- 3.3 The proposed development will reflect the general form and character of development on the Sandy Beach Estate

### **4.0 PLANNING HISTORY OF THE SITE**

- 4.1 APP/13/00534 - Construction of second floor extension to provide additional living accommodation and balcony, first floor rear balcony over ground floor extension: first floor front balcony over ground floor front extension: conversion of existing garage to living accommodation - 16 October 2013.

### **5.0 ISSUES FOR CONSIDERATION**

#### **Vehicular Access**

- 5.1 The vehicular access to the proposed development is via the existing Sandy Beach Estate drive to the west of the site.

#### **Pedestrian Access**

- 5.2 The proposed dwelling will be accessed from the vehicular access of Sandy Beach Estate.

#### **Access for All**

- 5.3 Access for the disabled will be provided in accordance with the requirements of the Building Regulations.

#### **Amount**

- 5.4 The proposed development provides for a replacement dwelling with two bedrooms.

#### **Layout**

- 5.5 The proposed site plan indicates the siting and orientation of the new development which is sympathetic to existing surrounding development. The floorspace of the proposed dwelling is approximately 130sqm.

#### **Scale**

- 5.6 The height and width of the proposed development will be in keeping with the properties within the Estate and similar to those already approved under APP/13/00534.

### **Landscaping**

- 5.7 There will be adequate amenity space as part of the development proposal similar to that of the existing property.

### **Appearance**

- 5.8 The size of the property will be similar to properties in Sandy Beach Estate. Principal windows face to the front and rear of the property.
- 5.9 The materials for the proposed development have been chosen so they respect the established vernacular in Sandy Beach Estate. The proposed new dwelling will be constructed with rendered elevations, a standing seam roof, upvc and aluminium windows.
- 5.10 The entrance to the property will be provided on the southern elevation. Additionally, there are french windows which provide access to the patio on the eastern elevation which provides access to the amenity space of the proposed dwelling.

## **6.0 GOVERNMENT ADVICE**

### **The National Planning Policy Framework**

- 6.1 The National Planning Policy Framework (NPPF) now provides the relevant national planning policy. Relevant extracts from the NPPF have been set out below.

*The presumption in favour of sustainable development*

- 6.2 Paragraph 14 states:-

**At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.....**

**For decision-taking this means:  
Approving development proposals that accord with the development plan without delay; and**

**Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:**

- any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in the Framework indicated development should be restricted.

- 6.3 It will be noted below that the current development plan shows the site within the settlement boundary where there is a presumption in favour of development.
- 6.4 The NPPF also stresses the importance of having a development plan that is up to date and that decisions should then be taken that are in accordance with the guidance of the Development Plan. Where development plans are not up to date, Local Planning Authorities have a 12 month period to bring their policies into line with the NPPF after which policies which are not consistent will be afforded much less weight.

*Section 7 Requiring good design*

- 6.5 Paragraph 56 states:-

**The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.**

- 6.6 The proposed development has been carefully designed to take account of the existing surrounding development.

*Decision-taking*

- 6.7 In paragraphs 186 and 187 the NPPF encourages a positive stance to decision-taking. It specifically states in paragraph 187:

**Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.**

**7.0 DEVELOPMENT PLAN**

- 7.1 Local planning policy within the Borough of Havant is currently set out mainly in two documents. The development plan for Havant comprises the saved policies of the Havant Borough Local Plan Review, the adopted Core Strategy, together with various supporting documents. The Havant Borough Local Plan Review saved policies, will be replaced by the Havant Borough Local Plan Allocation at the end of this year.

**The Core Strategy**

- 7.2 The Havant Borough Core Strategy which was adopted in March 2011 is the overarching planning document which forms part of the wider set of local planning policy documents known as the Local Development Framework (LDF). The Core Strategy also provides the most up to date planning guidance for the Borough.

- 7.3 Policies CS9, CS14, CS15, CS16, and CS17 will apply to the development site.
- 7.4 The development will accord with Policy CS14. The site is within flood zone 3 and Flood Risk Assessment is included.
- 7.5 There is a need for additional houses within Hayling Island as indicated in Policy CS9 and CS17. The site is in a sustainable location, where there is good access to public transport.
- 7.6 The proposed development has been designed to a high standard in accordance with Core Strategy Policy CS16.

### **The Havant Borough Draft Local Plan (Allocations)**

- 7.7 The proposed dwelling accords with all the relevant policies in the Core Strategy and Allocations Plan in line with Policy AL1, and should therefore be permitted.

### **Havant Borough Local Plan Review**

- 7.8 The site is within the defined urban boundary in accordance with the Local Plan Review Inset Map.
- 7.9 Two allocated car parking spaces have been provided for the proposed development and therefore accords with the Borough's Residential Parking Standards SPD.

## **8.0 CONCLUSION**

- 8.1 The proposal is to erect a replacement dwelling on the site of 20 Sandy Beach Estate.
- 8.2 The proposed development would provide one dwelling within the urban boundary, to a high standard of design, which is supported by NPPF and the Local Plan Policies.
- 8.3 It is considered that the dwelling is situated within a sustainable location, with access to a number of services and facilities.