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HAVANT BOROUGH COUNCIL DEVELOPMENT CONTROL
21 JUL 2010
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DESIGN STATEMENT **JOB NO: 4765**

June 2010

CLIENT : Mr N Danby

PROJECT : Refurbishment of existing dwelling & erection of new detached double garage and Erection of one new dwelling with detached double garage.

ADDRESS : 40 St. Catherines Road, Hayling Island

STATEMENT

Site Description

The land at 40 St Catherine's Road, Hayling Island has a site area of 0.29ha and is a double width plot with an average width of approximately 40m. It has an existing two storey dwelling close to the north boundary and set back from the building line. The site is one of the largest plots of residential land on St. Catherines Road and has a previous permission for subdivision and additional access. The proposal is to refurbish the existing house and to erect a new detached dwelling house on a portion of land to the south of the existing house.. The new house is to be set further east than the existing house, in line with the building line created by neighbouring properties, creating a strong character and giving the houses a sense of privacy.

St Catherines Road is densely planted with well-established trees and shrubs. This planting creates a strong character and gives the houses a sense of privacy.

PPS3 states that the government is committed to concentrating most additional housing development in urban areas. The plot sizes in the proposal compare favourably with adjoining sites.

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40 St Catherines Road aerial view, site outline in red; source: BING



View of existing building from the East.

Planning History

In 2003 an application for outline planning permission for retention of the existing dwelling and addition of a new dwelling with a new entrance to St Catherines Road, was approved under reference number 03/65331/001.

In August 2006 an application for two houses on the site frontage with two bungalows behind was refused planning permission under reference 06/65331/003. A subsequent appeal was dismissed (APP/X1735/A/07/2035578) on 17th May 2007. In her decision letter Inspector Morgan concluded that *"Because of the relationship of the two rear bungalows and the extent of site coverage of buildings and hard surfacing the development would appear cramped and out of character "* (paragraph 6).

However Ms Morgan did express the view that *"if the redevelopment scheme were to be acceptable in other respects.... The loss of protected trees to facilitate that development might be justified in view of the proposed replacement planting... although I have some concerns as to the location proposed for the replacement walnut."* (paragraph 9).

The Inspector also found that the proposal for 4 dwellings would not have a harmful effect on the living conditions of nearby occupiers and that in fact the situation in relation to 38 St. Catherines Road would be an improvement.

In June 2008 an application for two houses on the site frontage with one bungalow behind with removal of the T8 Hawthorn was refused planning permission under reference 08/65331/005. The significant reason for refusal was due to over development of the site "which would not allow for sufficient replacement tree planting on the site to compensate for the loss of TPO trees." Subsequently in July 2008 another application that had retained the T8 Hawthorn was withdrawn.

Mrs Debbie Smith was consulted prior to the submission of the applications in February 2008 and replied in a letter dated 11th October 2007 (ref: 06/65331/003). Her advice was that three dwellings would not be acceptable due to the resultant plot sizes and the location of a garage close to the road frontage in plot 2 would not allow for tree planting or screening on the frontage. The 2006 application had not been refused for tree protection or replacement reasons. The Inspector did not find this problematic and said *"the group of hawthorns at the front of the site ..... could be matched by the proposed frontage planting."* (paragraph 8).

In 2009 an application for the removal of the existing house and the erection of two detached dwelling houses, with two detached double garages, was approved (09/65331/006)

The attached application retains the existing house and the proposal is to erect one new detached house. The T8 Hawthorn is retained and the entrance to the site rearranged to allow for greater protection of the T2 Oak, which is key to the street scene. The replacement trees for the T1 Walnut, Grp1 Hawthorns, T3 Silver Birch and T5 Silver Birch will be at the

front of the site to benefit the street scene. The average plot size is now 0.15 hectare and the hawthorn T8 is retained in this proposal.

Effect Of Proposals On Neighbours And Surrounding Areas

The new entrance locations allow for greater protection for the future of the T2 Oak which is the tree with the greatest impact on the character of the area. The position of the proposed house on the building line and the concern for the T2 Oak have led to this entrance proposal. The TPO trees that have less of an impact on the street scene and have a lower category will be replaced in close proximity to their previous positions. The replacements will lead to an improvement in the quality of the trees, and therefore the street scene, and also allow for an improved future for the T2 Oak. The proposal will lead to a reduction in vehicular noise and an improvement in privacy for no.38 (the existing driveway runs past no. 38 at the north of the site). The double entrance will allow a greater ease of turning and planting proposals will improve the front boundary, which currently has low quality hawthorns and other plants of low screening value.

Additional planting is proposed around the boundary to further improve screening.

Trees

The mature planting to St Catherines Road has a strong effect on the character of the area. The aim of this proposal is to develop this large site whilst improving the street scene and the general health and quality of the trees. CBA Trees, Bernie Harverson and Havant Borough Council's tree officers have been party to the proposals throughout the previous applications and have advised us on the health and value of the trees on and neighbouring the site. Bernie Harverson has produced an arboricultural report which is part of this application.

There are 5 TPO trees on the site and one TPO group. There are also two TPO trees offsite, close to the southern boundary, which have also been taken into account. Four of the tree preservation orders are on the front boundary and therefore contribute to the street scene. The group of hawthorns at the front boundary were deemed to be of low quality or value.

In the centre of the front boundary is the TPO T2 Oak which is a tree deemed to be of high quality and clearly contributes greatly to the street scene. The existing entrance is directly next to the trunk of the T2 Oak and is limited by the TPO Grp1 Hawthorns on the southern side. We are proposing to remove the group of hawthorns and replace them with higher

quality specimens closer to the boundary. As well as removing the TPO group of hawthorns we are proposing to remove the T1 walnut. Every effort was made to produce a scheme that would allow for the walnut to remain. However its close proximity to the entrance and the need to provide the T2 oak with sufficient protection measures during construction and occupation of the site means that the walnut would have to be removed and replaced elsewhere. The removal of the hawthorns and walnut also provides a route for construction access outside the tree protection zone (TPZ) of the important T2 oak. The double entrance will also allow for greater ease of vehicular movement, reducing the risk of damage to the T2 oak roots and trunk.

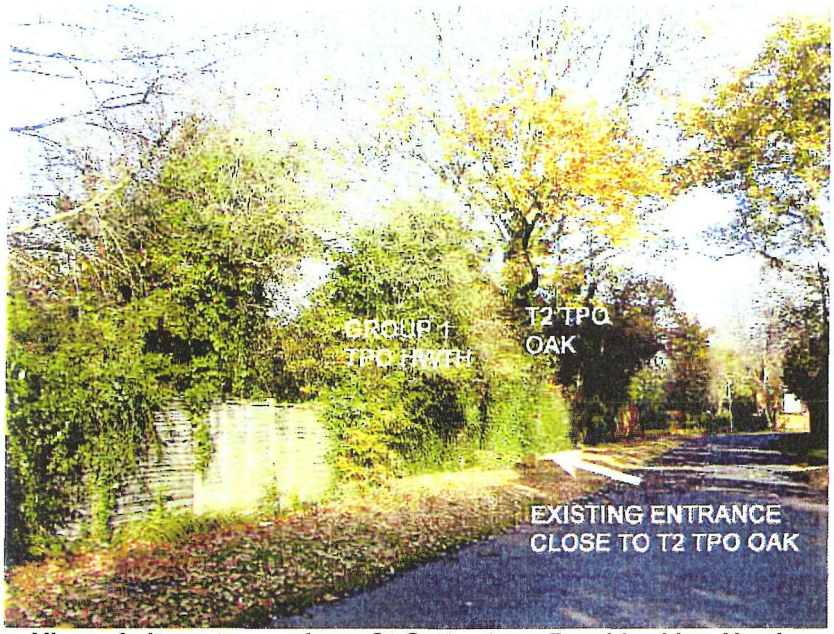
The T3 Silver Birch is limited in its current position by the close proximity of the T2 Oak. Replacement of the T3 Silver Birch, Grp1 Hawthorn and T1 Walnut to the proposed positions will allow all these trees plus the T2 Oak more room to grow giving a long term valuable improvement for the street scene. We consulted with landscape architects, Terra Firma, to produce planting proposals to improve the whole site and in particular the front boundary.

The T5 Silver Birch does not have a TPO but we are proposing to replace it at the front of the site to further enhance the street scene.

For additional information on the extensive planting proposed, please see the landscape architects' drawing no. Terra Firma 1262-101.



View of site entrance from St Catherines Road looking South.



View of site entrance from St Catherines Road looking North.



View of existing entrance from the site illustrating proximity of trees to existing access.

Access, Parking & Refuse

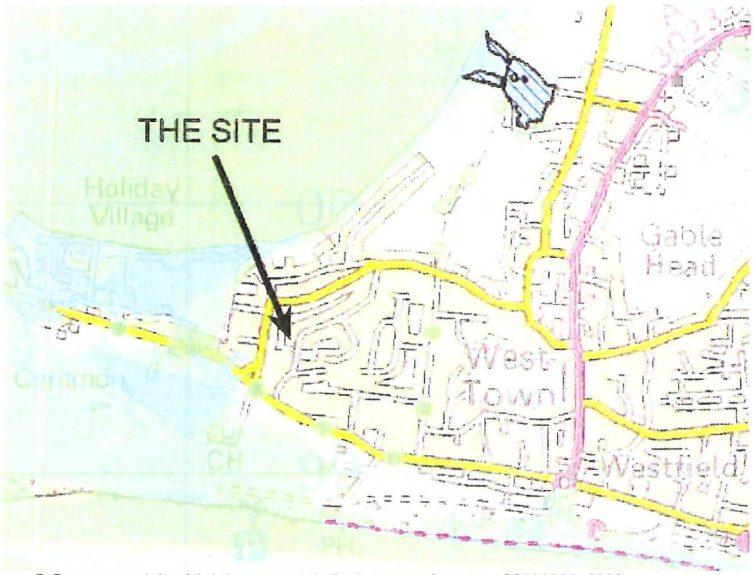
St Catherines Road lies within the defined built-up area of South Hayling and is considered to be an accessible location for the purposes of infill development.

Plots 1 and 2 have double garages with cycle storage. Each plot has room for at least 2 more car spaces in front of the garage.

Refuse and recycling bins are to be kept on individual plots and brought to the front of the site by the occupants on the appropriate days.

Flood Risk

The site does not lie within a Flood Risk Zone and is therefore not subject to a flood risk assessment.



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Utilities and Drainage

All to match existing systems.
Gas, electricity and Telecoms will use existing connections.
Storm and foul drainage will connect into the existing systems.

Design

St Catherines Road consists of residential buildings of a varied domestic vernacular style. The variation in appearance from the road and the palette of materials in St Catherines Road means that each house appears individual whilst maintaining a unified feel to the road.

The surrounding houses use render, brickwork, tile hanging, timber windows and doors, clay tile and slate pitched roofs as well as using design features such as rafter feet, stepped brickwork, chimneys, bays and hipped roofs. The buildings have been designed to suit the constraints of their particular plot whilst maintaining a visual relationship between each other and the neighbouring houses.

The intention of this proposal is to make use of this large plot whilst maintaining and improving the much valued character of St Catherines Road, the proposal takes into account

surrounding plots, building lines, overlooking issues, local character, existing trees, improvements to the street scene and architectural style.

The proposed house has been designed to reflect the existing physical context of the site in that steeped pitched roofs are used to create a domestic vernacular that echoes an arts and crafts design style.

The combination of natural slate, rough cast render with stone dressings draws on the existing palette of materials used elsewhere in St Catherines Road and evokes the sense of a craftsman built asset that serves to create an appropriate design solution to development on the site.

Conclusion

The proposal for the refurbishment of the existing house and the erection of one new house is appropriate for the site and the proposed new house is to be of a high architectural quality, to add value to the surroundings.