



DESIGN AND ACCESS STATEMENT

Outline Application for proposed chalet dwelling on land identified as 36 Havant Road,
Hayling Island, PO11 0PX.

For Ms. E. Foster

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1.0 INTRODUCTION AND ASSESSMENT OF PHYSICAL CONTEXT

- 1.1 Outline planning permission is sought for the construction of proposed chalet dwelling on land identified as 36 Havant Road, Hayling Island.

An explanation of the character and features surrounding the site.

- 1.2 The application site comprises a rectangular level development plot within a ribbon development of bungalows established many years ago, on the eastern side of Havant Road. Havant Road (A3023) is the principal public transport route connecting Hayling Island with Havant and other sub-regional centres of employment, shopping facilities and leisure centres. Two "stagecoach" bus services use this route (30 and 31) and bus stops are a short distance in a northerly direction from the application site - just approximately 30 m. on the eastern side of the road and approximately 60 m. on the western side, outside "The Maypole" public house. To the north and south, the adjoining bungalows are modest in scale and design, separated from the site by close boarded fences and hedges. Beyond the rear eastern boundary, is an open grass field with distant views of Chichester Harbour. Across Havant Road to the west is a grass covered footway and sporadic groups of trees, beyond which is an open area of farmland, mainly sown to crops, with farm buildings in distant view. "The Maypole" public house is nearby to the north on the opposite side of the road and the small settlement of Fleet, which has a few shops, is approximately 500 m. from the application site. A tarmacadam footway adjoins the front boundary of the site and proceeds to the north and south, in front of neighbouring bungalows.

An explanation of the character and features of the site itself.

- 1.3 The application site is a mainly unused level, grass covered plot with close boarded fences and hedges on its northern and southern boundaries. A close boarded fence with vehicular access gates is presently set within and across the full width of the site, behind which a number of vehicles are stored. A wooden post and rail fence forms the front boundary with a recessed wooden-gated vehicular access. A mature tree stands within the site, close to the front boundary.

2.0 DESIGN PRINCIPLES

- 2.1 The bungalows adjoining the site are typically modest in terms of scale and design. In principle, the objective of the proposed development is to create a chalet dwelling with a detached garage. Importantly, the proposed chalet dwelling is considered to be appropriate in relation to neighbouring property, particularly in terms of siting, scale, proportion and alignment.

- 2.2 The design process has taken fully into account the character and appearance of neighbouring dwellings and identifies the application site as an inherent bona fide infill plot within the ribbon development.

3.0 DEVELOPMENT PLAN

- 3.1 The Havant Borough Council's Core Strategy 2011, Supplementary Planning Documents (SPDs) and the Havant Borough Local Plan, adopted in July 2014, cumulatively represent the extant development plan for planning policy references which may be relevant to this case; together with the National Planning Policy Framework (NPPF) 2012.

- 3.2 The National Planning Policy Framework (NPPF), a material consideration in decisions on planning applications, sets out an agenda aimed at achieving sustainable development, which includes economic, social and environmental roles. At the heart of the NPPF is a presumption in favour of sustainable development.

- 3.3 Of particular relevance in this case is Policy AL1 "Presumption in Favour of Sustainable Development," in the recently adopted Havant Borough Local Plan, July 2014. Paragraph 2.01 states that:- "When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF....."; and "Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether :

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF taken as a whole; or
2. Specific policies in the NPPF indicate that development should be restricted."

- 3.4 It is therefore stressed that the application site is in a sustainable location; is on land previously approved for residential development, albeit many years ago and is on previously developed land (PDL); is on land which for many years has remained generally unused; there are no specific policies in the NPPF which would indicate that development of the site should be restricted; and there are no specific policies in the extant local plan, directly relevant to the site, that would indicate that planning permission should be withheld.

It is acknowledged that the site is close to the boundary of the Chichester Harbour AONB and it is accepted that the application site is located within a group of dwellings in an area of relatively open countryside, outside a settlement policy boundary. However, notwithstanding these admissions, the proposal would have no discernable significant or unacceptable adverse impacts upon acknowledged interests of importance, such as the Chichester Harbour AONB and its countryside setting.

4.0 ACCESS

- 4.1 The application site adjoins the eastern side of the A3023, the main arterial road which links Hayling Island with Havant.
- 4.2 The proposed development does not involve any material change to the existing vehicular access arrangements, which has the benefit of unrestricted visibility in both directions when entering the busy adjoining road.
- 4.3 A parking and turning area provided within the site will adequately enable vehicles to enter the adjoining road in forward gear.

5.0 SUMMARY

- 5.1 Outline planning permission is applied for to construct a two bedroom chalet dwelling on land adjoining Havant Road, Hayling Island.
- 5.2 First of all, it should be acknowledged that the site is not in an isolated unsustainable location, unrelated to other dwellings or remote from convenient access to local facilities and services.
- 5.3 It is no coincidence that the site occupies a comparable area of land to that of the plot sizes of adjoining bungalows, since each of them, including the application site, were originally sold as individual development plots. The site has a "residential" postal address and is provided with potential connection to the main sewer located under the rear gardens of all 9 plots. Similarly, other services (electricity, water, gas, telephone, storm, water drainage) which service adjoining property are readily available for simple connection.
- 5.4 A concrete driveway within the site, presently concealed beneath grass, runs close to the northern boundary, from the existing vehicular access, for a distance of approximately 43 m. The driveway leads to a concrete hard standing presently used lawfully for the stationing of two large vehicles; a garden shed stands to one side.

- 5.5 The application site is one of nine development plots which were pre-planned and included under the Havant and Waterlooville Urban District Council's Planning Scheme in 1936. The plots were zoned as "residential". The first two plots (Nos. 34 and 36) were bought by the applicant's grandfather, who proceeded to have a bungalow built on plot No. 34. The ownership of plot No. 36 passed to the applicant's father as a deed of gift. However, for personal reasons the plot was not developed but has remained in the family. These background details inform and broaden the perspective towards a balanced consideration of the proposed development and tends to support the validity of the site for development.
- 5.6 In response to an earlier application which sought permission to develop the site and which was refused against policies now out of date, the consensus view of the Chichester Harbour conservancy and English Nature was that the proposed dwelling was unlikely to have significant adverse effect on the character and appearance of the adjacent AONB and nature conservation interests.
- 5.7 Summarily, relevant national and local development planning policies contain presumptions in favour of this proposal.