

QUESTIONNAIRE (Online Version)

HOUSEHOLDER PLANNING

Appeal Ref:	APP/X1735/D/14/2220023		
Appeal By:	Mrs S Campbell		
Address	26 Castlemans Lane HAYLING ISLAND Hampshire		
Postcode	PO11 0PZ	Grid Reference: Easting	4722495
		Northing	1022436

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, within 5 working days of the 'starting date'. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

1	Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. If your answer is no, please give your reasons below.	☒ YES ☐ NO
	<i>NB – The fact that a decision was made against officer recommendations will not, on its own, be regarded as an exceptional reason.</i>	
2	Can the Inspector see the relevant parts of the appeal site from public land?	☐ YES ☒ NO
3	Will the reasons for refusal/grounds of appeal require the Inspector to enter:	
	a. the appeal site or property to judge the appeal proposal?	☒ YES ☐ NO
	<i>If Yes, please explain;</i>	
	The proposal lies to the rear of the property with no adjoining public rights of way.	
	b. a neighbour's land or property to judge the appeal proposal?	☒ YES ☐ NO
	<i>If YES, please identify the property and for what purpose</i>	
	28 Castlemans Lane - to assess the direct impact of the proposal on the outlook and light available to that property.	

- 4 Are you aware of any specific health and safety issues, from you Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?

☐ YES ☒ NO

Please describe:

- 5 Is the site within a Conservation area?

☐ YES ☒ NO

If Yes, please ensure a plan of the Conservation Area is sent with your case file.

- 6 Would the proposed development affect the setting of a listed building?

☐ YES ☒ NO

If Yes, please ensure a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest is sent with your case file.

- 7 Did you give publicity, as required, for the site being within a conservation area or affecting a listed building?

☐ YES ☒ NO

If Yes, please send a copy of the site notice and / or local advertisement published under Article 13 of the DMPO 2010.

- 8 Is any part of the site subject to a Tree Preservation Order?

☐ YES ☒ NO

If Yes, please ensure a plan showing the extent of the Order and any relevant details is sent with your case file.

- 9 a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

☐ YES ☒ NO

If Yes, please give our Reference numbers and if necessary send details with your case file

- b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

☐ YES ☒ NO

If Yes, please give our Reference numbers and if necessary send details with your case file

Environmental Impact Assessment Schedule 2

- 10 a. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999?

☐ YES ☒ NO

(ii) Under which description of development in Column 1? (ie Nos 1-13)

(iii) Is the applicable threshold/criteria in column 2 exceeded/met?

☐ YES ☒ NO

- b. Is the development within or partly within a 'sensitive area' as defined by regulation 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999?

☐ YES ☒ NO

If Yes, please provide details with your case file.

Screening

- c. (i) Have you issued a screening opinion (SO)?

☐ YES ☒ NO

If Yes, please send a copy of the SO that was placed on the planning register, and any other related correspondence with your case file.

- (ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?

☐ YES ☐ NO

If you decided that the proposed development is not EIA development as defined by the EIA Regulations, please send brief reasons for your opinion with your case file.

Environmental Statement (ES)

- d. Has the appellant supplied an environmental statement?

☐ YES ☒ NO

If Yes, please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and Circular 2/99.

Publicity

- e. If applicable, please send a copy of the site notice and local advertisement published under Article 13 of the DMPO 2010, as required for EIA development with your case file.

☐ Applies ☒ N/A

- 11 Please review conditions a) and b) below and advise whether they are necessary and provide a list of any other conditions you regard as necessary and which meet the requirements of circular 11/95.

- a. the development hereby permitted shall be begun before the expiration of three years from the date of this permission.

☒ YES ☐ NO

- b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

☒ YES ☐ NO

- c. Any other conditions you regard as necessary.

☒ YES ☐ NO

If yes, please provide reasons why you regard the condition necessary.

No additional opening shall be installed in the northern elevation of the two storey extension hereby approved without the prior written consent of the Local Planning Authority.

Continued...

12 LPA Complete Case File	Applies	No of Docs
Please note the complete case file you send should include everything you considered when making the decision at application stage and all the documents requested in this questionnaire. Please tick those that apply.		
a (i) All the plans submitted with the application.	☒	11
a (ii) A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided.	☒	1
b (i) A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent.	☒	
b (ii) All representations received from interested parties about the application.	☒	1
c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent.	☒	1
d. Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.	☒	1
e. Design and Access Statement (if submitted).	☒	1
f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status).	☒	1
g. Extracts from relevant policies which have been saved by way of a direction (attach a copy of the direction and the accompanying letter from the GO).	☐	
h. Extracts from any supplementary planning guidance that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.	☐	
i. Relevant planning history, including a list of relevant documents taken into account when considering the application.	☐	
j. Attachments as required at Q5 – 10.	☐	

13 a) How do you wish to submit the documents associated with this case file?

Give the website address of your case file and / or Upload individual documents ☐ Document provided

Website address:

b) Please let us know if, for any reason, you have not been able to attach any of the required documents and confirm they will follow under separate e-mail.

N/A No of Docs

 ☒

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

Completed by:

Name

Mrs Karen Wooden

Phone

02392 446529

Email

planning.development@havant.gov.uk

On behalf of

Havant Borough Council

Question 11c (Continued)

Reason: In the interests of the amenities of the adjacent residential property (28 Castlemans Lane) and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

Site Address:	26 Castlemans Lane, Hayling Island, PO11 0PZ		
Proposal:	Two storey rear extension with velux windows, and single storey brick built conservatory with changes to ground floor roof at front.		
Application No:	APP/14/00287	Expiry Date:	12/05/2014
Applicant:	Mrs Campbell	Team:	Team 1
Agent:	Mr Bramble-Stewart	Case Officer:	Daniel
	GBS Designs		Gender-Sherry
Ward:	Hayling West		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 Castlemans Lane is a rural lane, lined only on the eastern side with residential dwellings. These are mainly semi-detached pairs, separated by the occasional detached dwelling. The dwellings are set in a slightly staggered diagonal line, running north to south. All are two storey and enjoy expansive views across the open field to the west of the road.
- 1.2 To the rear of all dwellings on this road is a large open field, providing views of a very rural nature, and creating a spacious setting for the dwellings. All dwellings enjoy large rear gardens that generally benefit from uninterrupted light from the east, partly from the south and entirely from the west.
- 1.3 No.26 is the northern dwelling of a semi detached, two storey pair sitting forward of the building line of the next pair to the north, Nos.28-30. No.26 currently has a single storey, half width conservatory to the rear, and a detached single storey shed to the rear alongside the northern boundary, which partly sits adjacent to the similar sized shed of the northern neighbour, No.28. To the front and side is a flat roofed garage and porch.
- 1.6 The neighbour to the south, No.24 has an existing single storey rear extension running the full width of the dwelling.

2 Planning History

None applicable

3 Proposal

- 3.1 The application proposes the demolition of the existing conservatory and the erection of a part two storey, part single storey rear extension. The two storey element of the proposal will project from the north eastern corner of the host dwelling and have dimensions of approximately 3.55m deep by 4.75m wide by 6.1m high; its pitched roof will tie in to the ridge height of the host dwelling and feature a gable end design. The single storey element is to comprise an attached conservatory with dimensions of 3.55m deep by 3.5m wide by 3.15m (max) high.
- 3.2 Also proposed within the application is the addition of a pitched roof at the front and side of the dwelling to replace the existing flat roofs over the porch and garage.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Design Guide Supplementary Planning Document (December 2011)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

The exact position of the surface water sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please be advised of the following;

-No development or new tree planting should be located within 3 metres either side of the centreline of the surface water sewer.

-No new soakaways should be located within 5m of a surface water sewer.

-All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the foul and surface water sewer to be made by the applicant or developer.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- 6.1 Neighbour to the north expresses concern over loss of natural light to their kitchen, and both windows serving the downstairs and upstairs landing area. Concerns are expressed of a potential overbearing and intrusive appearance upon their dwelling and reduced lunar light to the aforementioned windows. There will be a loss of outlook from the currently expansive open views as a result of the two storey brick extension.

Comment: A site visit was conducted from the neighbours property and the points raised are considered below in the 'Planning Considerations' section.

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact of the design on the character and appearance of the immediate area
- (iii) Impact on neighbour amenity
- (iv) Permitted Development Fall Back

- (i) Principle of development

- 7.2 The site lies in the non-urban area. The proposals represent extensions to an existing dwelling and are considered acceptable in principle, albeit that consideration needs to be given to the impact of the development on its rural, countryside setting.

- (ii) Impact of the design on the character and appearance of the immediate area

- 7.3 The prevailing policy and design guidance set out in Section 4 above regarding extensions to existing residential properties requires that new development should look to the existing building as the main reference point for massing and design, and respect the local context. In this regard, the level of impact posed by the front and side roof additions would be minimal, especially when considering that part of the ground floor front elevation already has a pitched roof, and the application simply seeks to continue this pitch across the entire porch area and side garage as a replacement of the existing flat roof. Therefore it is considered that this element would be appropriate in design and have a minimal impact on the character and appearance of the area and if anything enhance the appearance of the dwelling in its wider setting.

- 7.4 To the rear, the single storey rear extension would not be visible from the public realm, and would be largely screened from the southern neighbouring property by their own conservatory. The two storey rear extension would be partially seen from the highway, however matching materials would be used and its close visual relationship to the existing dwelling and the neighbouring property to the north is such that its design, in isolation, is appropriate to the host dwelling and would have a limited and acceptable impact upon the character and appearance of the wider area.

- (iii) Impact on neighbour amenity

7.5 When considering the policy context for the impact of development on neighbouring amenity, Policy CS16 of the Local Plan (Core Strategy) builds on the guidance in the NPPF regarding the relationship of new development to neighbouring buildings and requires that new development should not cause unacceptable harm to the amenity of neighbours through, amongst other criteria, loss of outlook. In addition the design guidance in the Borough Design Guide SPD sets out:

Rear extensions should be sympathetic and subservient to the original design of the building. They also need to have particular regard to neighbouring properties and should not cause an adverse affect, such as overshadowing. (paragraph 5.41)

Rear extensions should be a maximum of 3 metres from the rear wall of the existing house, providing that this does not have an adverse effect on neighbouring properties. Outside of Chichester Harbour AONB exceptions to this may be considered, providing there is no adverse effect on neighbouring properties. In general, a single storey extension should be no closer than 1 metre to neighbouring properties and 2 metres for two storey extensions. (paragraph 5.42) *The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone.* (paragraph 5.43)

7.6 With regard to the extensions proposed it is clear that there are only two neighbouring properties to consider in this case - No. 24 to the south and No. 28 to the north. In the case of No.24, the roof alterations to the front and side lie well away from this property and consequently are not considered to have any detrimental impact. With regard to the rear extensions, the design of the proposal sites the main building bulk of the two storey addition approximately 3.75m off the common boundary, such that only the replacement conservatory will lie adjacent to No.24's own conservatory. No objections have been received from this adjacent occupier, and the siting and scale of development adjacent to No.24's northern boundary is not considered to result in undue detriment to the light or outlook available to this property.

7.7 With regard to No.28, this property lies in a recessed position relative to No.26, with its front and rear building lines significantly further to the east than those of Nos 24-26. Whilst the property features a conventional front door access, to the southern side of the property an access gate leads to a glazed side door that provides the entrance to the rear part of the house and in particular the kitchen. The kitchen itself benefits from a window in the south elevation, which is the principal source of light to the room and enjoys an open outlook and a high level of uninterrupted sunlight and daylight to the south across the presently undeveloped area of Nos 24-26.

7.8 The two storey extension proposed, in projecting the main body of the dwelling house 3.55m beyond the original rear building line of No.26, and lying within 1.63m of the common boundary at its nearest point will have a significant impact upon the level of amenity currently enjoyed from the side access and kitchen at No.26, and in this respect a letter of objection has been received from the occupiers of this property. This impact has been assessed from both outside and inside of No.28, specifically from the side access and door adjacent to the site (which is used as the primary entrance to the dwelling by the occupiers), and from within the kitchen.

7.9 Having regard to the advice regarding extensions to dwelling houses contained within the Borough Design Guide, whilst the design of the proposal is sympathetic to the host dwelling, it is clear that its depth exceeds that recommended in paragraph 5.42, whilst its proximity to the boundary also does not accord with the guidance

in that paragraph. Its positioning relative to the side access glazed door and kitchen window clearly fall well within the 46 degree overshadowing zone, as the extension will overlap the whole of the door and part of the window, and thus loss of light can be expected.

7.10 Given the degree to which the open outlook to the south contributes to the amenity of No.28, it is considered that the loss of outlook and light that would be experienced by this property would be significant and harmful to that property. Furthermore, the increased bulk of the resulting dwelling and subsequent loss of natural light upon the area immediately to the south of No.28, which is currently used as the primary entrance to the rear of the dwelling, and as mentioned above, contains a door and window serving the kitchen, would result in the development appearing overbearing and harmful to the amenities of this property. In both respects the development would not meet the requirements of Policy CS16 of the adopted Local Plan (Core Strategy), nor the guidance set out in the Borough Design Guide.

7.11 The roof alterations proposed to the front and side of No.26, whilst in part directly adjacent to the common boundary with No.28, are relatively modest in scale, and have not elicited any objections from the adjacent neighbour.

(iv) Permitted Development Fall Back

7.12 Having been advised of concerns regarding the impact of the development as proposed on the amenity of No.28, the applicant's agents have drawn attention to the permitted development rights available to No.26, which represent a 'fall back' position should permission not be forthcoming for the current scheme. In this regard it is recognised that No.26 still has its permitted development rights intact, and therefore there is scope for the erection of a two-storey rear extension to be constructed; however the maximum that could be constructed under such rights would be a 3m deep extension lying a minimum of 2m from the boundary with No.28. It is acknowledged that even a permitted development compliant two-storey extension would have some degree of impact upon the neighbour to the north, however such an extension's impact would be reduced from that proposed by lying further from the boundary and less deep in the plot, and therefore affording more of the existing open light and outlook to remain to the kitchen/access door in the south elevation of No.28. By comparison, it is considered that the extension this application seeks permission for will cause extra, undue harm to the outlook and amenity of the occupiers of No.28. The existence of a 'fall back' position is therefore not considered to justify approval in this case

8 Conclusion

8.1 The proposed development is considered to be acceptable in terms of its design in relation to the host property, its impact upon the wider rural landscape, and its impact upon No.24 to the south. However, the impact of the proposed two-storey rear extension is such that it will be overbearing and cause a significant loss of light and outlook to No.28 Castlemans Lane, to such an extent that the development would not meet relevant Local Plan policy and adopted design guidance. The application is therefore recommended for refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00287 for the following reasons

- 1 The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook, light available to, and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the guidance contained in the Havant Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework 2012.

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.**1. Applicant Name, Address and Contact Details**

Title:	Mrs	First name:	Serita	Surname:	Campbell
Company name:					
Street address:	26 Castlemans Lane				
Town/City:	Hayling Island				
County:	Hampshire				
Country:	United Kingdom				
Postcode:	PO11 0PZ				
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

Telephone number:	Country Code	National	Extension Number
Mobile number:			
Fax number:			
Email address:			

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Glenn	Surname:	Bramble-Stewart		
Company name:	GBS Designs						
Street address:	6 Shillinglee						
	Purbook						
Town/City:	Waterlooville						
County:	Hampshire						
Country:	United Kingdom						
Postcode:	PO7 5RW						
Telephone number:					Country Code	National Number	Extension Number
						023 9225 8315	
Mobile number:						07881 776793	
Fax number:							
Email address:					glenn@gsb-designs.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Two storey rear extension and single storey conservatory with changes to ground floor roof at front.

Has the work already been started
without planning permission?☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full post code where available)

House: 26 Suffix:

House name:

Street address: Castlemans Lane

Town/City: Hayling Island

County: Hampshire

Postcode: PO11 0PZ

Description of location or a grid reference
(must be completed if post code is not known):

Easting: 472250

Northing: 102244

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle
access proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☐ Yes ☒ No

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Brick & block.

Description of *proposed* materials and finishes:

Brick & block to match.

Roof - description:

Description of *existing* materials and finishes:

Tiles to main roof and felt to ground floor at front.

Description of *proposed* materials and finishes:

Tiles to two storey extension and changes to front (to match) and glass to roof of conservatory.

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

Double glazed, white UPVC.

Description of *proposed* materials and finishes:

Double glazed (with low energy glass), white UPVC to match.

Doors - description:

Description of *existing* materials and finishes:

Double glazed white UPVC.

Description of *proposed* materials and finishes:

Double glazed (with low energy glass), white UPVC to match.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

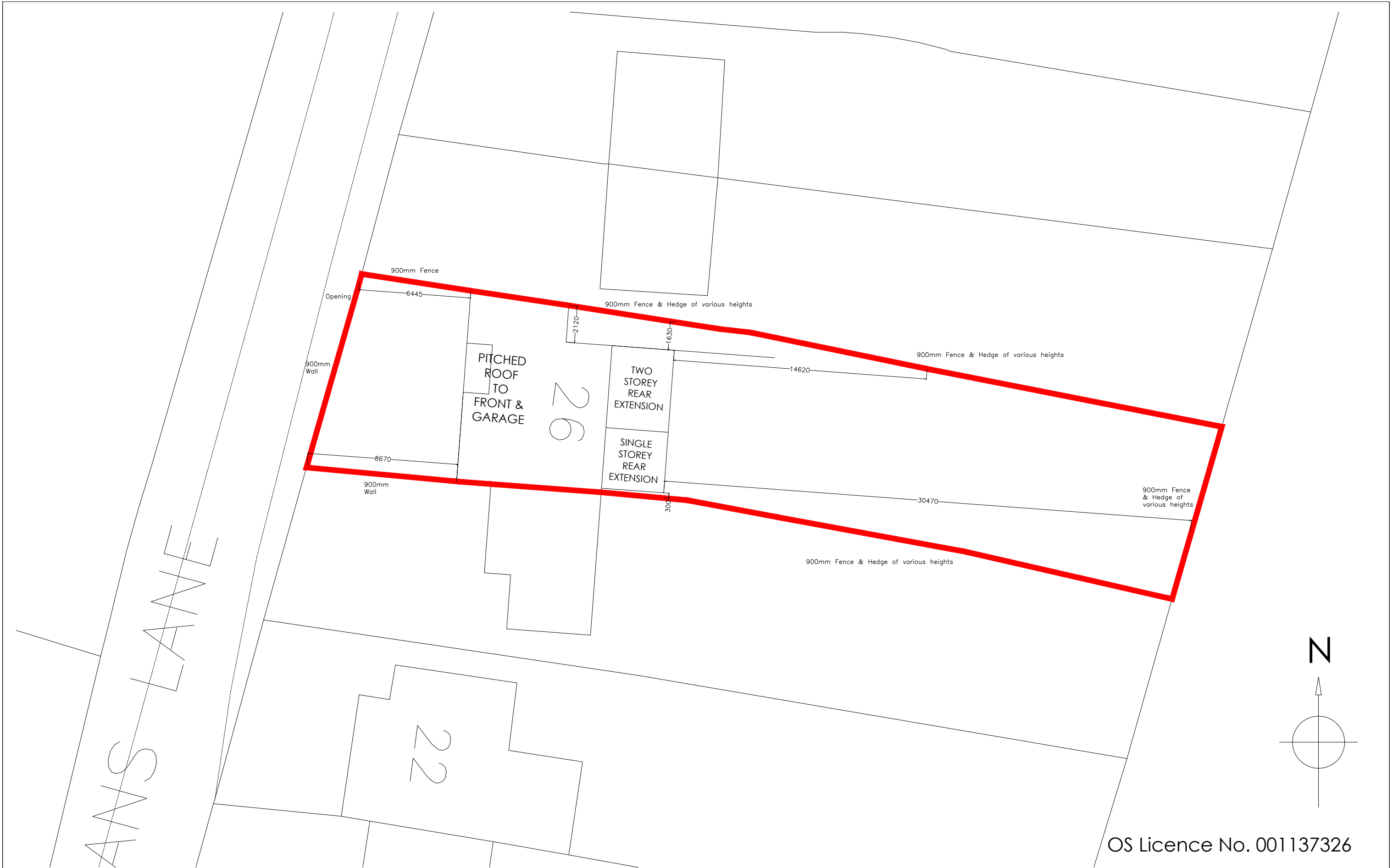
Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date



OS Licence No. 001137326

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title 26 Castleman's Lane Hayling Island Hampshire PO11 0PZ
	-	Initial design	GBS	12.02.14	CAMDAY 06		
	A	Revisions to scheme - WC reinstated, ensuite created, skylight to extended lounge & door between extensions	GBS	24.02.14	Scale at A1	Scale at A3	
	B	Further revisions to scheme - ensuite created enlarged to accommodate a WC and downstairs WC moved to hallway	GBS	24.02.14	N/A	1:200	
	C	Changes to roof and rear	GBS	10.03.14			
All dimensions to be checked on site					Date 12 Feb 2014		
All structural elements to be specified by a suitably qualified structural engineer.					Drawn by GBS		

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs.

All dimensions to be checked on site

All structural elements to be specified by a suitably qualified structural engineer.



CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterloooville
Hampshire PO7 5RW

Tel 023 9225 8315
www.gbsimages.co.uk



GBS Designs

6 Shillinglee Waterlooville Hampshire PO7 5RW
Tel 023 9225 8315 glenn@gbsimages.co.uk
www.gbs-designs.co.uk

26 Castlemans Lane, Hayling Island, Hampshire, PO11 0PZ.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to construct a two storey extension and conservatory at the rear of No. 26 Castlemans Lane that improves the property by giving additional living accommodation required by a modern family such as adaptable living spaces and an enlarged kitchen.

In addition, the proposal also includes some attractive changes to the roof over the entrance and garage.



Front of 26 Castlemans Lane

Design

The extension and improvements in general have a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- The scale of the extension is within the overall proportions of the existing house and utilises only a small portion of the large garden and plot the house is situated on.

Materials

All materials for the extension will match existing, in particular brickwork, roof tiles, windows and doors.

Windows and French doors will be doubled glazed replacement with UPVC frames and low energy glass to match existing.

All materials and the method of construction will meet the current Building Regulation requirements.

Floor Levels

The ground and first floor levels will not change and will continue into the extension and conservatory.

Site Levels

As shown by the Floor & Site Levels drawing (drawing reference CAMDAY 09).

Parking and Occupancy

Occupancy is not being increased and the property already has parking for more two cars.

Landscaping

There will be no significant landscaping other than some very minor alterations to the rear garden and some general tidying.

Boundaries

No change to any boundaries.

Access

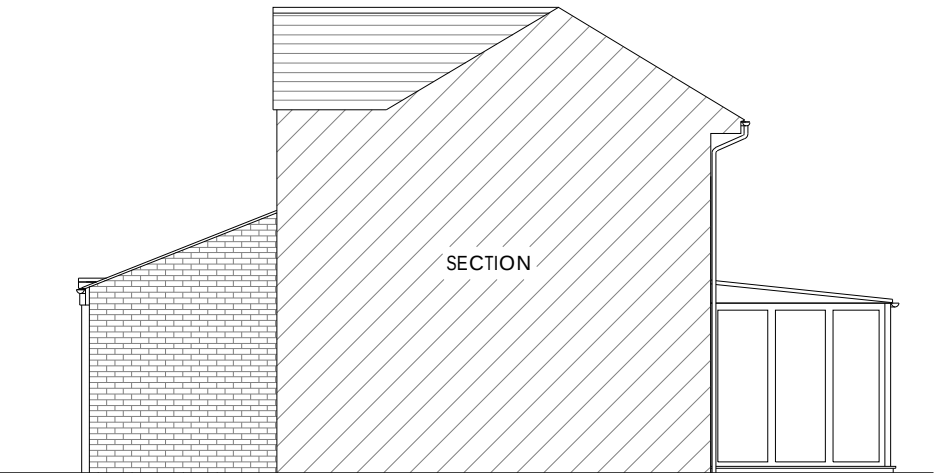
There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

Summary

As shown by the sympathetic design the extension will fit nicely into the locality without any detrimental impact on neighbouring properties or the current house. The extension would not overshadow any neighbouring properties, the visual mass is in keeping with existing properties in the area and there is no loss of privacy to neighbours.



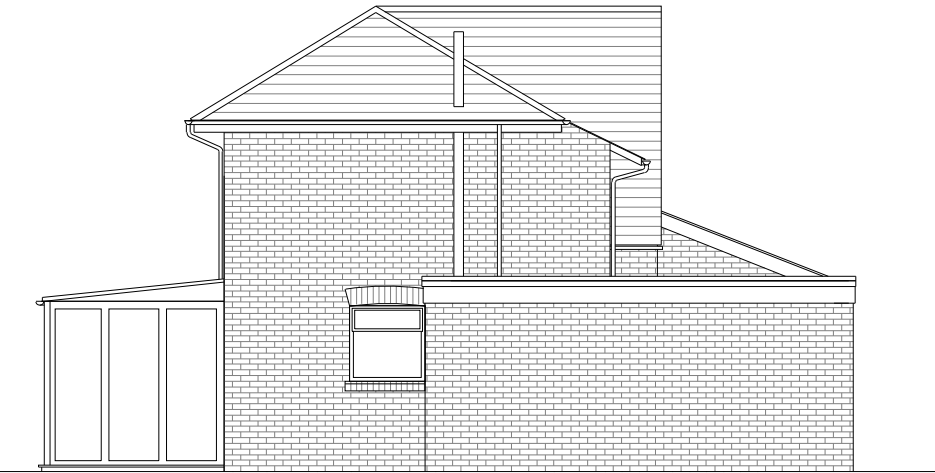
Rear of No. 26 Castlemans Lane



Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Front Elevation

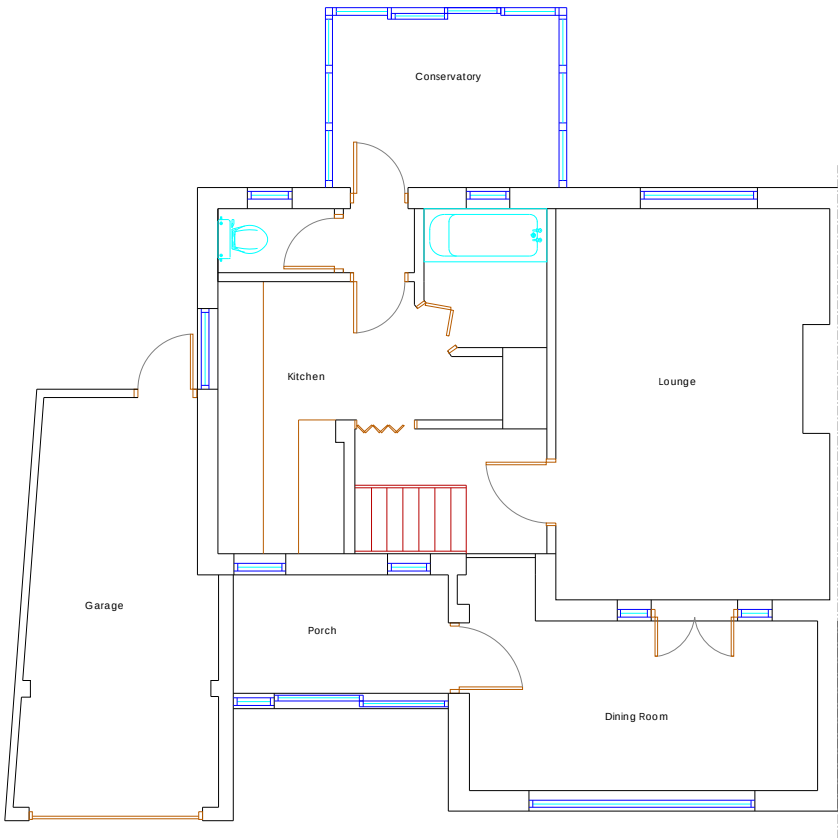
Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs. All dimensions to be checked on site All structural elements to be specified by a suitably qualified structural engineer.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title	
	-	Initial design	GBS	12.02.14	CAMDAY 02		26 Castleman's Lane	
					Scale at A1	Scale at A3	Hayling Island	
					1:50	1:100	Hampshire	
					Date		PO11 0PZ	
					12 Feb 2014			
					Drawn by			
					GBS			



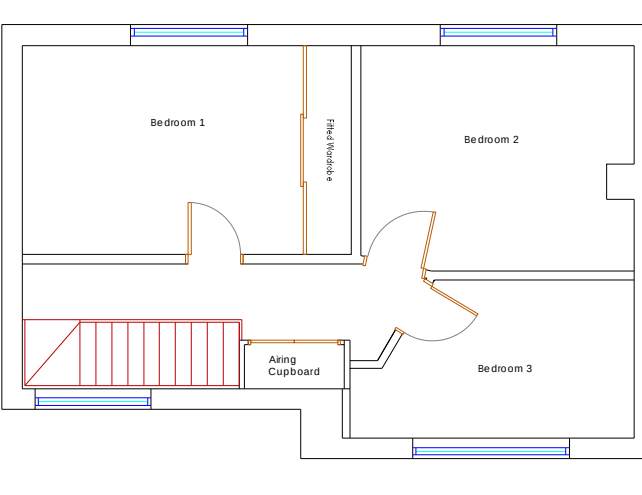
CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterlooville
Hampshire PO7 5RW

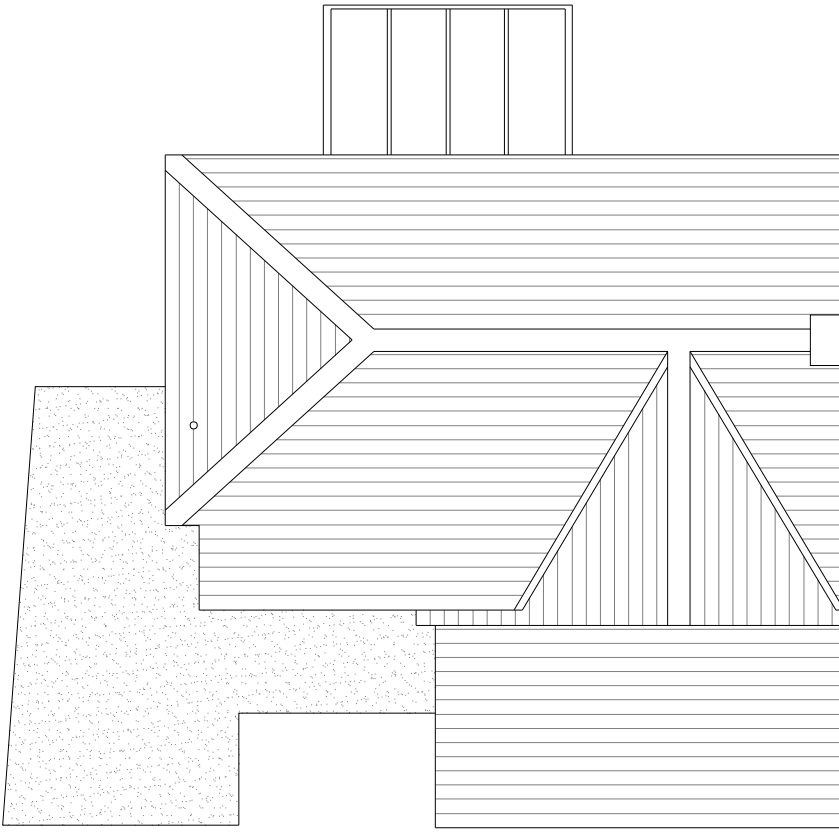
Tel 023 9225 8315
www.gbsimages.co.uk



Existing Ground Floor



Existing First Floor



Existing Roof Plan

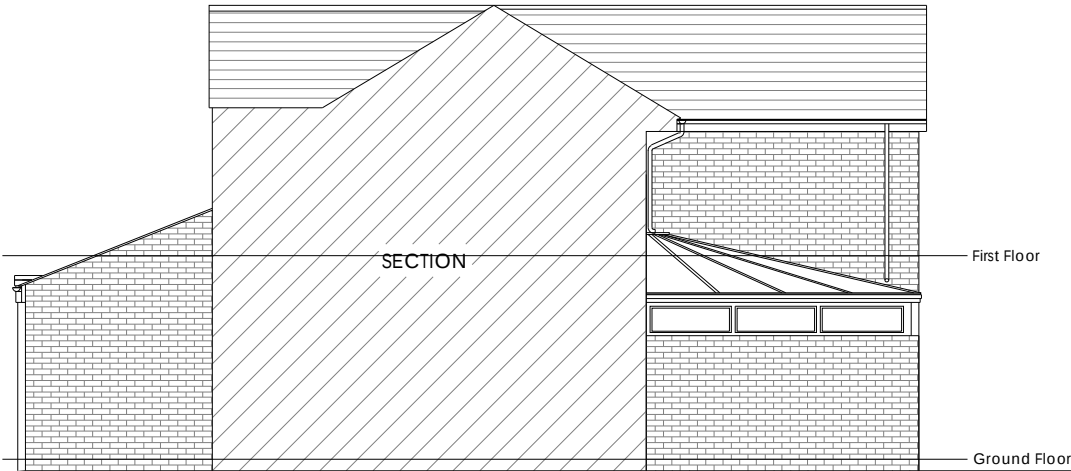
Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs. All dimensions to be checked on site All structural elements to be specified by a suitably qualified structural engineer.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title	
	-	Initial design	GBS	12.02.14	CAMDAY 01		26 Castleman's Lane	
					Scale at A1	Scale at A3	Hayling Island	
					1:50	1:100	Hampshire	
					Date		PO11 0PZ	
					12 Feb 2014			
					Drawn by			
					GBS			



CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterlooville
Hampshire PO7 5RW

Tel 023 9225 8315
www.gbsimages.co.uk



Existing and Proposed Floor & Site Levels

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs. All dimensions to be checked on site All structural elements to be specified by a suitably qualified structural engineer.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title 26 Castleman's Lane Hayling Island Hampshire PO11 0PZ
	-	Initial design	GBS	12.02.14	CAMDAY 09		
	A	Revisions to scheme - WC reinstated, ensuite created, skylight to extended lounge & door between extensions	GBS	24.02.14	Scale at A1	Scale at A3	
	B	Further revisions to scheme - ensuite created enlarged to accommodate a WC and downstairs WC moved to hallway	GBS	24.02.14	1:50	1:100	
	C	Changes to roof and rear	GBS	10.03.14			
					Date		
					12 Feb 2014		
					Drawn by		
					GBS		



CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterlooville
Hampshire PO7 5RW
Tel 023 9225 8315
www.gbsimages.co.uk



OS Licence No. 001137326

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title
	-	Initial design	GBS	12.02.14	CAMDAY 08		
	A	Revisions to scheme - WC reinstated, ensuite created, skylight to extended lounge & door between extensions	GBS	24.02.14	Scale at A1	Scale at A3	
	B	Further revisions to scheme - ensuite created enlarged to accommodate a WC and downstairs WC moved to hallway	GBS	24.02.14			
	C	Changes to roof and rear	GBS	10.03.14			
All dimensions to be checked on site					Date		26 Castleman's Lane Hayling Island Hampshire PO11 0PZ
					12 Feb 2014		
					Drawn by		
All structural elements to be specified by a suitably qualified structural engineer.					GBS		

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs.

All dimensions to be checked on site

All structural elements to be specified by a suitably qualified structural engineer.



CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterlooville
Hampshire PO7 5RW

Tel 023 9225 8315
www.gbsimages.co.uk



OS Licence No. 001137326

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs. All dimensions to be checked on site All structural elements to be specified by a suitably qualified structural engineer.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title 26 Castleman's Lane Hayling Island Hampshire PO11 0PZ
	-	Initial design	GBS	12.02.14	CAMDAY 05		
	A	Revisions to scheme - WC reinstated, ensuite created, skylight to extended lounge & door between extensions	GBS	24.02.14	Scale at A1	Scale at A3	
	B	Further revisions to scheme - ensuite created enlarged to accommodate a WC and downstairs WC moved to hallway	GBS	24.02.14	N/A	1:200	
	C	Changes to roof and rear	GBS	10.03.14	Date	12 Feb 2014	
					Drawn by	GBS	

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs.

All dimensions to be checked on site

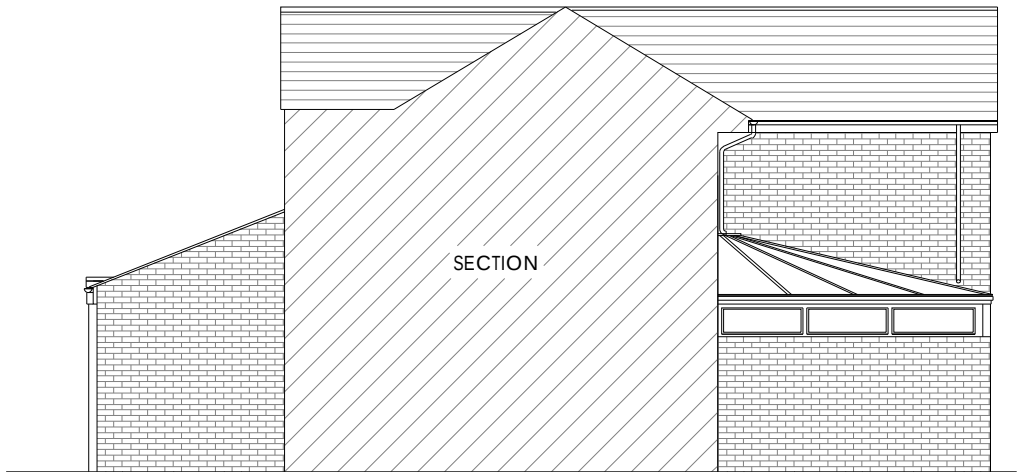
All structural elements to be specified by a suitably qualified structural engineer.



CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterloooville
Hampshire PO7 5RW

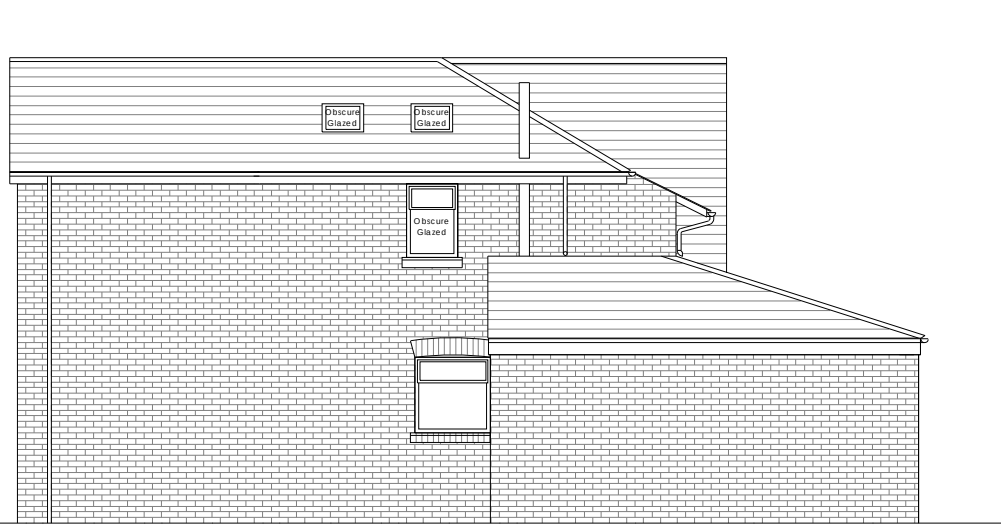
Tel 023 9225 8315
www.gbsimages.co.uk



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Existing Front Elevation

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs. All dimensions to be checked on site All structural elements to be specified by a suitably qualified structural engineer.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title	
	-	Initial design	GBS	12.02.14	CAMDAY 04		26 Castleman's Lane	
	A	Revisions to scheme - WC reinstated, ensuite created, skylight to extended lounge & door between extensions	GBS	24.02.14	Scale at A1	Scale at A3	Hayling Island	
	B	Further revisions to scheme - ensuite created enlarged to accommodate a WC and downstairs WC moved to hallway	GBS	24.02.14			Hampshire	
	C	Changes to roof and rear	GBS	10.03.14	1:50	1:100	PO11 0PZ	
					Date		12 Feb 2014	
					Drawn by		GBS	



CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterloooville
Hampshire PO7 5RW
Tel 023 9225 8315
www.gbsimages.co.uk



OS Licence No. 001137326

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs. All dimensions to be checked on site All structural elements to be specified by a suitably qualified structural engineer.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title 26 Castleman's Lane Hayling Island Hampshire PO11 0PZ
	-	Initial design	GBS	12.02.14	CAMDAY 07		
	A	Revisions to scheme - WC reinstated, ensuite created, skylight to extended lounge & door between extensions	GBS	24.02.14	Scale at A1	Scale at A3	
	B	Further revisions to scheme - ensuite created enlarged to accommodate a WC and downstairs WC moved to hallway	GBS	24.02.14	N/A	1:500	
	C	Changes to roof and rear	GBS	10.03.14	Date	12 Feb 2014	
					Drawn by		
					GBS		

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs.

All dimensions to be checked on site

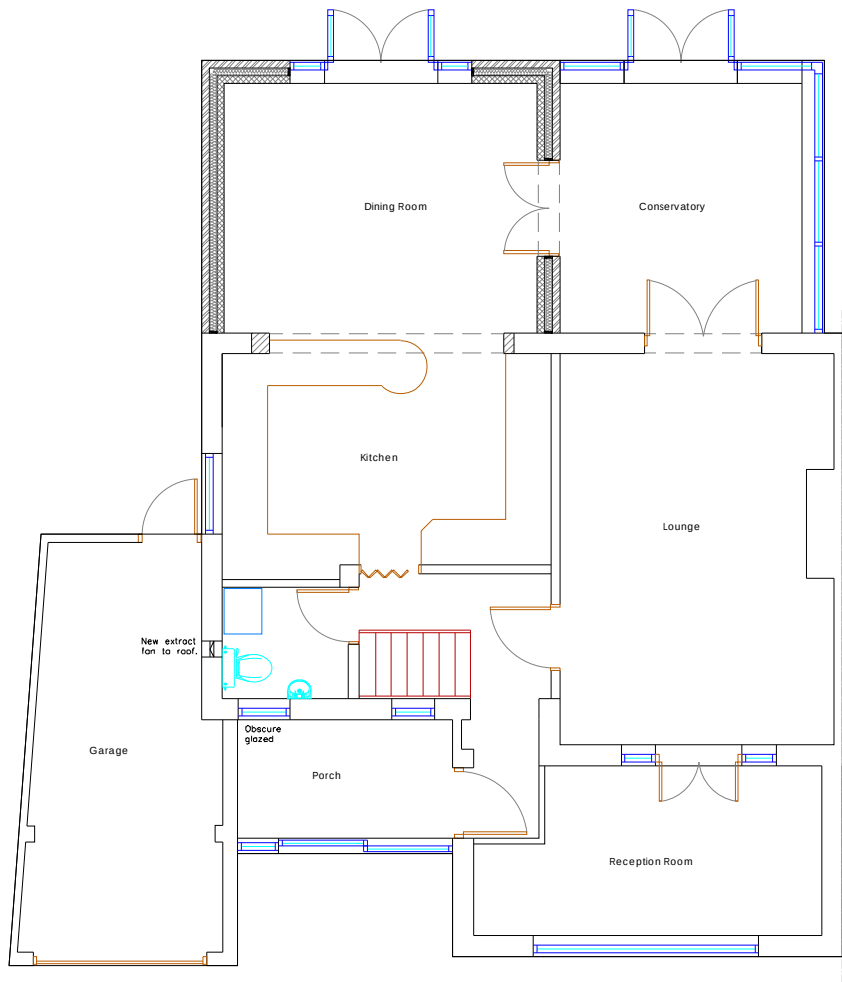
All structural elements to be specified by a suitably qualified structural engineer.



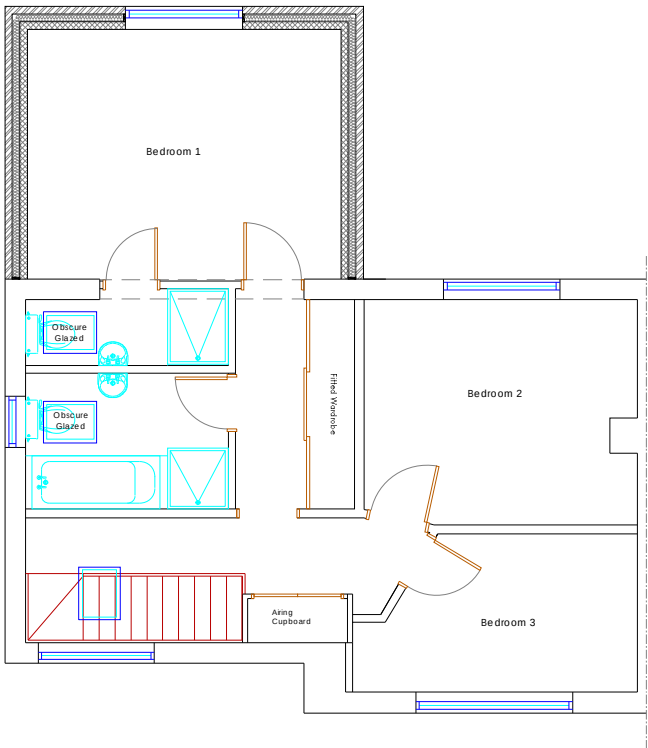
CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterloooville
Hampshire PO7 5RW

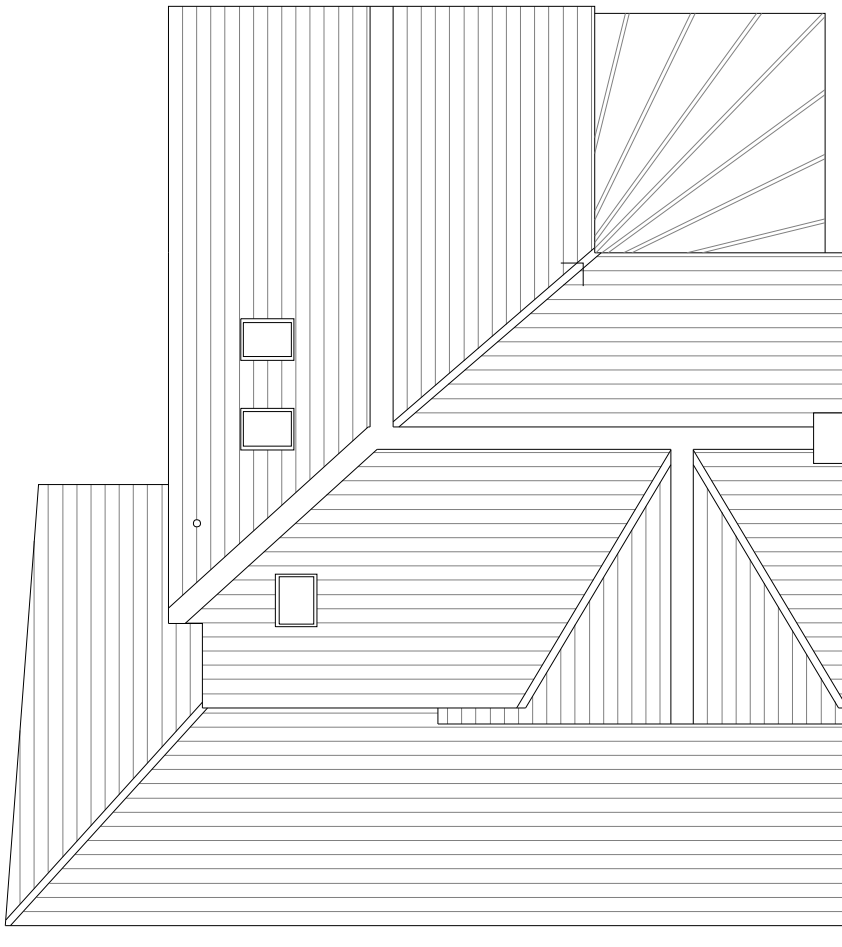
Tel 023 9225 8315
www.gbsimages.co.uk



Proposed Ground Floor



Proposed First Floor



Proposed Roof Plan

Copyright is reserved by GBS Designs and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing from GBS Designs. All dimensions to be checked on site All structural elements to be specified by a suitably qualified structural engineer.	REV	DESCRIPTION	DRAWN	DATE	Drawing Ref		Drawing Title 26 Castleman's Lane Hayling Island Hampshire PO11 0PZ
	-	Initial design	GBS	12.02.14	CAMDAY 03		
	A	Revisions to scheme - WC reinstated, ensuite created, skylight to extended lounge & door between extensions	GBS	24.02.14	Scale at A1	Scale at A3	
	B	Further revisions to scheme - ensuite created enlarged to accommodate a WC and downstairs WC moved to hallway	GBS	24.02.14	1:50	1:100	
	C	Changes to roof and rear	GBS	10.03.14	Date 12 Feb 2014		
					Drawn by GBS		



CAD - ARCHITECTURE - DESIGN

6 Shillinglee Waterlooville
Hampshire PO7 5RW
Tel 023 9225 8315
www.gbsimages.co.uk

Mr and Mrs R L Jarrett
28 Castlemans Lane
Hayling Island
Hampshire
PO11 0PZ

2 April 2014

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

To The Development Services Manager

RE: Planning Application APP/14/00287 26 Castlemans Lane, Hayling Island, PO11 0PZ
Case Officer Mr D Gender-Sherry

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of a two storey rear extension to the above property. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living.

We have sited the plans via the Councils planning portal but have had to best guess the sizes of the proposed development so my approximate measurements for us gaining the information below may be slightly incorrect. Our specific objections are as follows:

The mass, bulk and proximity of the proposed elevation would present an overbearing and intrusive element to our property and cause diminished natural solar light efficiency and shadowing throughout the day and reduced lunar light during the silent hours. We believe that on a dull day we would have to use the electric lights in the kitchen to go about our normal domestic business. Four windows and one glass door would be affected by the construction but mainly the larger kitchen window and glass door which are due south facing. This would lookout directly on to the proposed brick wall and we would lose the light from midday onwards. Therefore our property would have a vast decline in natural light. The proposed roofline would be less than a 25 degree vertical angle from the centre of our kitchen window.

We would like to request a visit by the planning department to allow them to see for themselves how this would affect our living environment. It may also be an option to request a light survey is undertaken to determine the scale of the loss of light to our property which we have accommodated for the past 18 years



Yours sincerely

R L and B C Jarrett



Department of Planning and
Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Developer Services
Southern Water
Southern House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref
APP/14/00287
Our Ref
PLAN-005822
Date
02/04/2014

Dear Sir

Proposal: Two storey rear extension with velux windows, and single storey brick built conservatory with changes to ground floor roof at front.

Site: 26 Castlemans Lane, Hayling Island, PO11 0PZ.

APP/14/00287

Thank you for your letter of 20/03/2014.

Please find attached a plan of the sewer records showing the approximate position of a BAC public foul sewer crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the public foul sewer.
- No new soakaways should be located within 5 metres of a public foul sewer and
- All existing infrastructure should be protected during the course of construction works.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

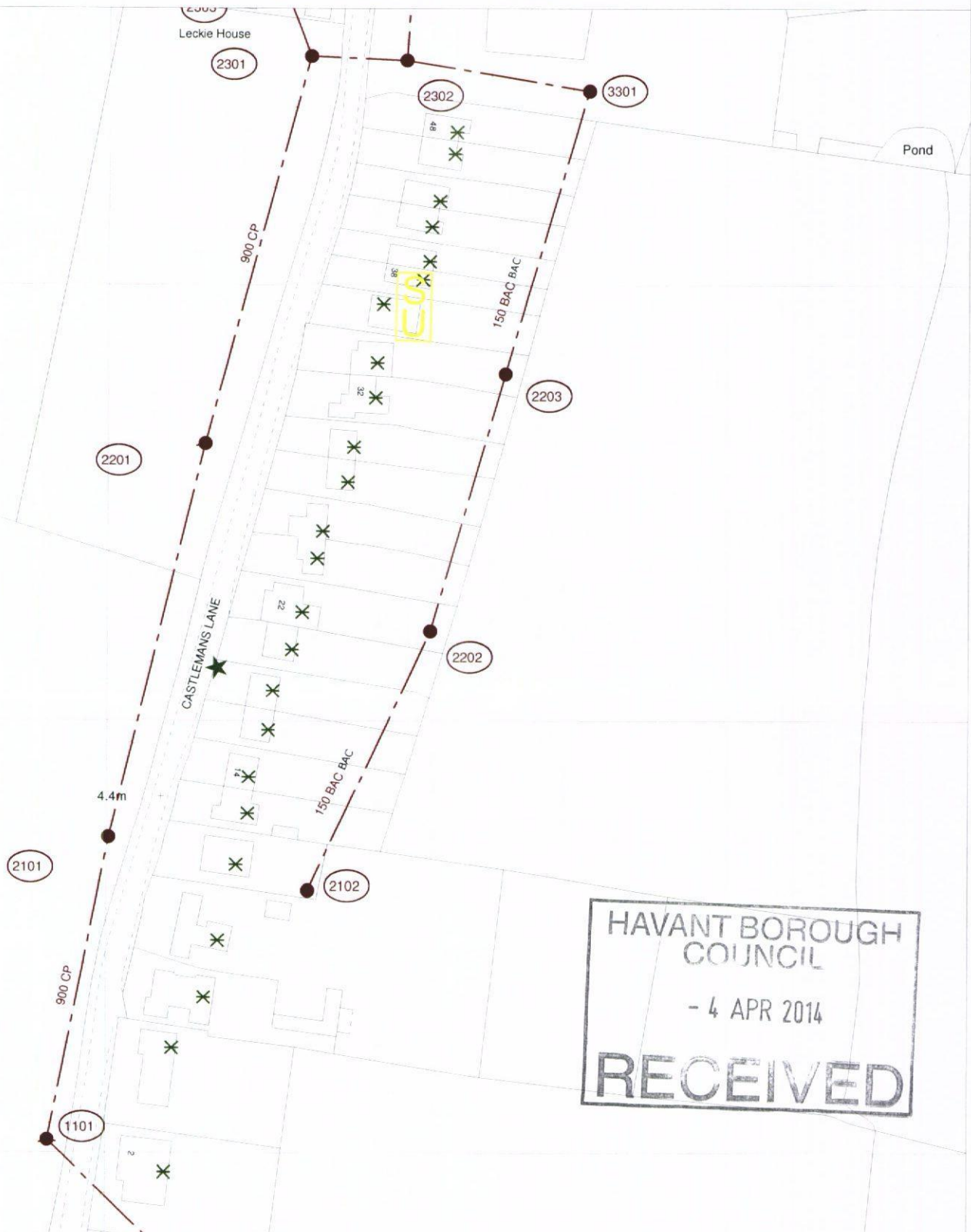
Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Yours faithfully



Developer Services

SOUTHERN WATER



HAVANT BOROUGH
COUNCIL
- 4 APR 2014
RECEIVED

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: SU7202SW

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

 Southern
Water



Printed By: reddyma

Date: 2-4-2014

Southern Water MapGuide Browser

Requested By:



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

The Occupier / Owner
28 Castlemans Lane
Hayling Island
PO11 0PZ

Our Ref: APP/14/00287
Direct Line: (023)023 9244 6526
Ask For: Mr D Gender-Sherry
Email: planning.development@havant.gov.uk
20 March 2014

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010

Site Address: 26 Castlemans Lane, Hayling Island, PO11 0PZ

Proposed Development: Two storey rear extension with velux windows, and single storey brick built conservatory with changes to ground floor roof at front.

We have received an application for the above proposal. Copies of the application form, drawings and relevant supporting information can be viewed on our website www.havant.gov.uk, using 'Search and view planning applications' on the home page. You can also view these online at the Customer Service Centre on the ground floor at the Public Service Plaza. between 9.00am and 5.00pm Monday to Friday

If you are not the owner of the property to which this letter is addressed please advise the owner who may also wish to make comments.

The Council welcomes the views of the public and will take relevant land use and planning considerations into account in reaching a decision on the application. Any comments you wish to make about the application should be made in writing quoting the above reference number alternatively you may e-mail us at representations@havant.gov.uk. Your letter or email should be addressed to the Development Services Manager and will need to be received in these offices no later than 16 April 2014.

If an appeal is submitted under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date by contacting the Customer Services Team either by emailing enquiries@pins.gsi.gov.uk or by writing to, The Planning Inspectorate, Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

If you wish to know any further information about the progress of the application please contact the case officer: Mr D Gender-Sherry by telephone prior to 16 April 2014.

Yours faithfully

Mr Chris Murray
Service Manager (Planning Development)

THE PLANNING WEBSITE - Copies of the application forms, drawings and relevant supporting information on all current planning applications can be viewed on our website www.havant.gov.uk, using *Planning Applications Quick Link* on the home page. You can also use the online form to send in your comments.

CUSTOMER SERVICE CENTRE OPENING HOURS - Copies of applications may be viewed at Customer Service Centre on the ground floor at the Public Service Plaza. between 9.00am and 5.00pm Monday to Friday. If you want to speak to the case officer dealing with a specific application you will need to make an appointment. Requests for the application to be determined by the Development Management Committee must be made through your local Ward Councillor.

What are relevant Considerations? In considering an application the following planning considerations can be taken into account by the Council:

- Development Plan Policy
- Government Guidance
- Highway safety and traffic
- Design, appearance and layout
- Effect on daylight, privacy and outlook
- Conservation of buildings, trees and hedgerows
- Loss of open spaces, countryside and other natural habitats
- Noise, smells and fumes

The following are not relevant planning matters and cannot be taken into account:

- Loss of private views
- Matters covered by other regulations/laws
- The fact that development may have started
- Business competition

Your Comments - Under the provisions of the Local Government (Access to Information) Act 1985, any written comments that you submit (together with any personal information such as address, phone number and e-mail address) will be made available for both inspection and copying. They will also be copied to the Planning Inspectorate in the event of an appeal. If you wish to withdraw any comments you made so that they are not taken into account please inform the Planning Inspectorate within 4 weeks of the appeal start date by emailing enquiries@pins.gsi.gov.uk or writing to Customer services at The Planning Inspectorate, Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

From 1st April 2012 we will publish all comments received on our website. We will take all reasonable steps to remove personal (but not business) information such as telephone numbers, email addresses and signatures, before publication. We acknowledge that information security is a key concern and that in responding you signify your consent to having your comments published on our website subject to the removal of personal data. At all times we will process your data fairly and lawfully and for the purpose for which it is obtained, in compliance with the Data Protection Act 1998 and its principles. **You should therefore only include information that you are happy to be seen by the public and available over the internet.**

The Council cannot take a decision on an application before the consultation period has expired. However, comments received after the end of the consultation period will still be taken into consideration provided that no decision has been made. If you would like any previous correspondence from yourself relating to a similar application in the past to be taken into account we will do so if you request this in writing.

How will the application be decided? The Development Management Committee has authorised the Executive Head of Planning and Built Environment and other authorised officers to decide the majority of applications submitted to the Council. However, some applications are referred to the Council's Development Management Committee for a decision. It meets on a Thursday evening at 5.00pm (normally on a three weekly cycle).

Deputation Scheme - The Council operates a deputation scheme which enables individuals, including applicants, to speak at the meeting of the Development Management Committee when the decision is to be taken on an application. If you are advised that the application is to be considered by the Development Management Committee and you wish to make a deputation, please write to the Committee Administrator no later than 5pm on the last Tuesday before the meeting.

Other Information: Further information on the planning process and how it works can be found online at www.planningportal.gov.uk/planning



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Councillor Pierce-Jones
7A Sea Grove Avenue
Hayling Island
PO11 9EU

Our Ref: APP/14/00287

Your Ref:

Direct Line: (023)92 446529 **Ask For:**
Mrs K Wooden

26 June 2014

Dear Councillor Pierce-Jones

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Site : 26 Castlemans Lane, Hayling Island, PO11 0PZ

Proposed Development: Two storey rear extension with velux windows, and single storey brick built conservatory with changes to ground floor roof at front.

Planning Application Number: APP/14/00287

Planning Inspectorate's Appeal Reference: APP/X1735/D/14/2220023

Appeal Start Date: 16 June 2014 **Appellant's Name:** Mrs Campbell

I refer to the above details. I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. However I have forwarded all the representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. These will be considered by the inspector when determining the appeal. If you wish to withdraw any representations you made on the application, you must make this request within 4 weeks of the appeal's start date by contacting the Planning Inspectorate either by emailing enquiries@pins.gsi.gov.uk or by writing to: The Planning Inspectorate, Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN quoting the above appeal reference number.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation will be published. This may include your name and address, but personal telephone numbers, email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal start date. When made, the decision will be published on the Planning Portal website at www.planningportal.gov.uk/pcs . Alternatively if you wish to receive a hard copy of the appeal decision, please let me know.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Murray'.

Mr Chris Murray - Service Manager (Planning Development)

























Design

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.