

DunthorneParkerArchitects

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17th March 2014

David Eaves
Senior Planning Officer
Development Control
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Your reference APP/14/00043

Dear Mr Eaves,

REAR OF 13-21 MENGHAM ROAD, HAYLING ISLAND

Thank you for your letter dated 13 March 2014, and we note the points that you make.

In response we comment as follows: -

DEVELOPER CONTRIBUTIONS

Having paid a fee for a Pre Application response we have proceeded on the basis of the advice contained in the letter, dated 12 September 2013, from the Senior Planner at Havant Borough Council, Mrs D Haywood. If you are now stating that this advice was wrong or incomplete then we would appreciate an explanation for this omission as this late additional requirement may well seriously jeopardise the viability of the scheme and undermine the whole purpose of drawing up and submitting the Planning Application.

The garages are viable structures, with both on-going storage use and capabilities and, as such, their use has not been 'abandoned' in terms of planning law [see attached photograph]. They should, therefore, be accounted for in the CIL calculation.

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DESIGN

Your letter states - *In relation to design, whilst it is acknowledged that the surrounding development is mixed in character, most of the nearby buildings incorporate pitched roofs. The proposal for a flat roof is considered to contrast with this existing character. This is considered harmful to the character and appearance of the area.*

We consider that the assertion is unsustainable, as the use of a pitched roof in this situation will greatly increase the scale, mass and bulk of the building on this backland site. Your studies of the surrounding development that leads you to suggest the use of a pitched roof would be appreciated so that we can understand how you arrived at this conclusion, given that it would clash with many of the requirements of HBC's Design Guidelines

We refer you to the following observations.

In the Conclusions part of the Pre Application response letter, dated 12 September 2013, from the Senior Planner at Havant Borough Council, Mrs D Haywood, attention was drawn to design considerations thus: -

Your enquiry does not provide any elevation details and I would refer you to the adopted Design Guidelines

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>

for further guidance should your client intend submitting a planning application. This advises that infill development must not have an adverse effect on neighbouring properties, should maintain and enhance the existing character and quality of an existing area.

The proposal before you has been designed in strict adherence to those Design Guidelines and we, accordingly, make reference to them as follows and where it relates to the context, mass, scale, form and sustainability under **Policy CS16 High Quality Design**. In particular attention is drawn to the Seven Key Principles of Good Design, [further expanded in Part 4.2] and Part 5.2.

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The context is that this is a proposal for a locally much needed seven 1-bed and 2-bed flats on an overgrown area of back land facing on to an access road and public car park, without an existing adjacent streetscape, and surrounded on three sides by non-residential structures with flat roofs and / or open car parking that could potentially be similarly developed as residential in the future.

1 Distinctive character

This helps identify a place. Character is influenced by the activity that predominates in that place and also by its natural and built features, its context and surroundings.

The design of the building has been drawn up to fully respond to the local character, and to integrate with and complement the existing area by thoroughly understanding the site and its context.

All of the immediate one and two storey structures abutting the site have flat roofs, as does almost 60% of all of the others within the area of the Planning Application Location Plan – see drawing 1251 200B.

4 Good Continuity and Enclosure

Buildings and landscape features, such as trees, help to frame streets and spaces. This relationship influences the character of a place. New places should be designed to have a good degree of continuity in the built form, appearance and/or development pattern and an appropriate level of enclosure.

By way of a close analysis of the site and its context a full understanding of the degree of continuity and enclosure that relates to local buildings, street and spaces has evolved.

The scheme is full landscaped, substantial trees preserved and the building form, mass and relationship to its surroundings are fully in accord with local tradition, street, spaces, materials and detailing.

6 Diversity and Detailing

The design of new places should have variety and attention to detail that adds to the interest and distinctiveness of the place.

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Our town and district centres tend to have a high degree of variety in terms of activities and the built form. This is part of their inherent character and appeal. The Council encourages the creation of diverse and visually rich new places.

Drawing on the use of normally used building materials and forms of openings e.g. brick satisfies this, render, timber etc. Whilst not unique in themselves the design of the building has paid close attention to how these are detailed in order to produce a simple yet sustainable and easily maintained building, based on local models.

7 Adaptability and Sustainability

New places should be designed so they can adapt over time to changing circumstances, like ageing residents and climate change and are built sustainably through construction techniques and the inclusion of energy and water efficiency measures.

Core Strategy Policy CS15 Flooding and Erosion Risk, all new development in the Borough is required to ensure that there is no net increase in surface water run off.

Reference to the design drawings and Design and Access statement will show that the flat roof is to be planted as a sedum roof, as part of the rainwater run off mitigation system. Equally this will add to the biodiversity of the site and the neighbourhood, reduce the need for maintenance [e.g. no external gutters for the leaves from the surrounding trees to block etc]. It also allows for the later installation of photovoltaic cell clusters if found necessary. This is a proper 'future proofing' response to the design guide and is a material planning consideration.

PARA 4.2 UNDERSTANDING THE SITE AND CONTEXT

Identifying Local Patterns of Development

4.47 It is crucial that the design of new places is undertaken with a sound understanding of the local pattern of development. This understanding should inform the design of a proposal and reflect local character and distinctiveness, whilst allowing innovative design.

**TABLE 4.1 - LOCAL PATTERNS OF DEVELOPMENT – ANALYSIS
AND RESPONSE**

1 Layout and form

Plot width – scheme conforms to policy.

Street build up – scheme conforms to policy.

Building line – scheme conforms to policy.

Set-back and enclosure – scheme conforms to policy.

Massing – *New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The mass of a new building or extensions should not be allowed to dominate the street.*

The very purpose of the scheme design is to avoid an over-bearing mass when viewed from the adjacent properties [see plan of roof types of adjacent properties]. The use of a pitched roof on this site would require not conforming to policy.

Height – *New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The height of a new building or extensions should not be allowed to dominate the street.*

The very purpose of the scheme design is to avoid an over-bearing height when viewed from the adjacent properties [see plan of roof types of adjacent properties]. The use of a pitched roof on this site would require not conforming to policy.

Front boundary - scheme conforms to policy.

2 Landscape and Topography

Landscape – street trees, gardens and landscape features - scheme conforms to policy.

Topographical nature of the site and surroundings - scheme conforms to policy.

3 Detail and Materials

Rhythm and patterns, key features and detailing - scheme conforms to policy.

4 Density and Mix

Density - scheme conforms to policy.

Mix - scheme conforms to policy.

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PARA 5.2 RESIDENTIAL BACKLAND AND INFILL DEVELOPMENTS

*5.25 Havant Borough Council acknowledges that backland and infill developments have a role to play in delivering the council's housing and development targets. However, many of these sites are situated amongst existing neighbours and can create an adverse impact. **Development of backland and infill sites should not have an adverse effect on neighbouring properties, should maintain and enhance the existing character and quality of an existing area and should create pleasant and attractive places to live.***

The proposed scheme fully complies with this requirement, by maintaining similarity of mass, bulk, scale and form of the immediate neighbourhood.

*5.26 Backland developments can be difficult to design because they are commonly located in existing residential areas, which can create issues of scale, access, overlooking and separation distances. Backland sites are generally landlocked, such as rear gardens and private open space and therefore by their nature are largely out of view. **The proposed development should therefore not dominate in terms of mass or height, the street or public frontage, or buildings on this frontage. It should be well designed, it should also be subservient and smaller in size, massing and scale to the frontage property.***

The proposed scheme fully complies with this requirement, by maintaining similarity of mass, bulk, scale and form of the immediate neighbourhood. The roofing of the building with a pitched roof would not comply with this requirement.

CRIME PREVENTION

The issues raised by Hampshire Constabulary are noted and can be covered by a Planning Condition.

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For all of the forgoing reasons we cannot see good reason for the Application not to be supported so wish for it to proceed to determination.

Yours faithfully,
for and on behalf of
Dunthorne Parker Architects



Mal Parker
Director