

## Design & Statement to accompany planning application to 76 Southwood Road Hayling Island PO11 9QF

### Demolition of a 1 ½ storey house and construction of a new 2 storey House

#### Overview

The statement is concerned with an application for Planning Permission for a new House on the South side of Southwood Road. The site currently has a 2 bedroom one and a half storey high house that will be demolished, this is not Listed and not within a conservation area. The site faces the sea and is marked in red on the photograph below.



## Current building uses & relevant planning history

Southwood Road is a long established residential area with a mixture of single family houses and small blocks of flats which appear to have been mostly built since 1945 and generally low rise 2 or 3 storey built in brickwork and render. There is a variety of styles with little of architectural merit. The Local authority's Urban Context & Character appraisal describes the plots as 'regular medium sized with good sized and well maintained garden spaces to front and rear. With the exception of the maintainance aspect the site at number 76 would appear to be consistant with the description: the current property is a single family dwelling house believed to have been originally built in the 1930s, it appears to have been extended, with the attic space converted into rooms and with a large sea facing viewing deck. It is noticeably smaller than the immediate neighbouring properties and is in poor condition.

The site has 3 significant recent planning applications.

Case APP / 12 /01334 in February 2013 planning permission was granted for the demolition of the existing house and construction of a new 2 storey house. The applicants are not fully satisfied with the layout of this building particularly its position on the site and frontage to the sea.

Case APP / 12 /01055 in December 2012 planning permission was refused for the demolition of the existing house and construction of a new 2 storey house. The reasons for refusal are dealt with in greater detail further into this document.

Case 91 / 56498 / 001 in January 1992 outline permission was granted for the demolition of the existing house and construction of a 3 storey apartment building with 6 flats. This case is no longer relevant as it has expired and there is no longer any intention to build flats on this site.



View on Southwood Road looking East



Street facing elevation to existing house at No 76 Southwood Road

## **The proposed Design**

The proposed property is to be sited in a similar position but slightly towards the coastline, hence farther away from the Northern boundary by approx. 4.5 metres. The alignment of the proposed property is closer to the adjoining property at number 78 and follows the pattern established on this block whereby each property is stepped back from its Easterly neighbour by approx. 2.5 metres.

The new property has been deliberately set back from the existing windows on the West of number 78 to preserve its sightlines, and to comply with policy C16.

The proposed design adopts a modest contemporary design than the existing house and proposes to use a mix of high quality mineral render and polished blockwork external wall finishes. Wall heights are generally aligned with the properties to the East. Window opening shall be kept to a minimum to the street facing facades but with large windows to the rear seaward facing elevation to maximise views from inside the house towards the sea.

For a number of reasons it is proposed to utilise a flat roof, firstly because this minimises the height and mass of the building and reduces the impact on immediate neighbours and the street scape. Secondly, previous discussions between the LPA and applicants have asserted that flat roofs are a distinctive coastal & local building form. And thirdly, to facilitate the use of sustainable technologies such as photovoltaic panels, solar water heating and air source heat pumps which shall be ideally located and accessed on the roof and shall be concealed from external views.

It is intended that the property shall have a low environmental impact therefore sustainability in the area of direct environmental impact and running costs have been considered, reference has been made to the BRE 'Green Guide to Housing' to inform the selection of building methods and products, specifically high insulation, exceptional airtightness in construction and provision of heating and power from renewable sources. This would aim to be aligned with the PPS Planning & Climate Change for what is essentially a brownfield site.

The design proposed in this application seeks to revert back to that refused permission in December 2012, where the approach is to embrace the width, rather than the depth of the plot. This, unsurprisingly is the context of neighbouring buildings as the properties would seek to maximise the exposure to the South and the views of the sea.

## **Access**

The proposed property will be designed to comply with part M of the building regulations. The House shall be accessible to ambulant disabled and a wheelchair user as the approach to the building is flat (or has gradients of less than 1 in 20) and the threshold to the entrance door is flat. Once inside the building the lower floor corridors are in excess of 1.5 metres wide and all doors shall be in excess of 800mm wide.

## Responses to the reasons for refusal of previous application APP / 12 / 01055

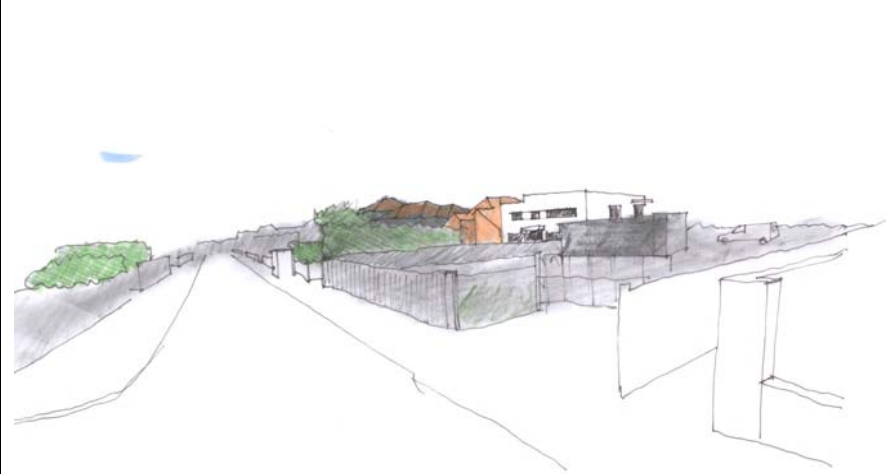
The proposal in this application is essentially to restore some of the design benefits of the previous design and to overcome the reasons for refusal. The following are summaries of the LPA's reasons in the decision and we offer the following modifications to the previous proposals:

*Reason 1: 'Design height & bulk and coverage across virtually the whole width of the plot in a prominent location'*

In response, the design has been modified to bring the house in from the East boundary by 1.2 metres and from the west boundary by 1.8 metres. This would also appear to be consistent with other properties in the immediate vicinity. Furthermore, the design of the exterior is now a more modest, simple and symmetrical form without the high central tower to the street elevation, also significantly the overall height has been reduced by 1 metre. We have shown our revised drawings in context with the neighbouring buildings and the street to demonstrate and better present this.



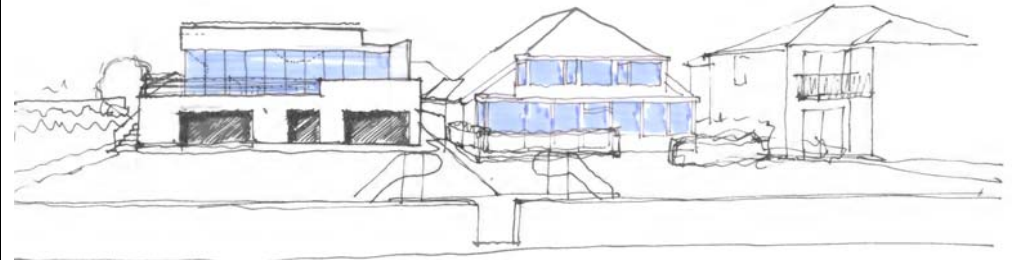
Photographic view from Southwood Rd looking East as existing



Sketch view from Southwood Rd looking East showing proposed form



Photographic view of the rear of 76 – 80 Southwood Rd looking North as existing



Photographic view of the rear of 76 – 80 Southwood Rd showing proposed form

*Reason 2: 'proposed Garage by reason of its height in a prominent position on the frontage of the site would be an incongruous feature within the streetscape to the detriment of the visual amenities'*

In response, the design of the garage has been modified to significantly reduce the height and it is now no higher than the boundary vegetation to the immediate North and West of the plot. Also significantly it is lower in height than the garage of the adjoining property at number 78 Southwood Road. The garages at numbers 78 and 80 Southwood Road are highly visible from the street, being prominently sited in front of the houses, whilst the garage proposed at no 76 is almost entirely concealed by vegetation which shall be preserved. The garage has been deliberately positioned with its doors facing away from the street to maintain this vegetation, the cars will turn around within the plot.

*Reason 3: 'The proposed Balcony is likely to give rise to overlooking of the adjacent property to the detriment of the amenities of the occupants'*

In response, we have revised the position of the proposed building so that it is set back from the rear of number 78. This will considerably reduce the overlooking into the rear garden. Also, the positioning allows the line of site from the upper storey windows of Number 78 in an Westwards direction, we appreciate that it is possible to have views of Portsmouth from this point and the revised design does not impede these views in any way.

It should be noted that overlooking into the rear garden of number 78 from the existing terrace of number 76 does already exist, as demonstrated by the photographs below. It could also be acknowledged that large windows and terraces on properties which are located directly on the Coast are an acceptable and understandable feature and that the view to the sea, rather than a neighbours garden space is the object of focus.

It can also be noted that overlooking from the other side (ie the flats at number 80) is much greater. Furthermore, all of the rear gardens these properties are highly visible from the public footpath on the other side of the sea wall. Our overall point here is that overlooking and loss of amenity is not a significant issue and we believe that we have modified our design to address and respect the neighbours and remain well within the guidance of policy CS16.



Aerial view of the plot showing approximate location & scale of proposed building



Aerial view of the plot showing approximate location & scale of proposed building  
And the sight line maintained to the West

## Supporting photographs



View from rear terrace of existing house looking South . Number 78 can be seen to the left hand side (to the East)



View of rear of properties from the Beach looking North



View of properties on Southwood Road looking South

June 2013