

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Circular 01/2006



DESIGN AND ACCESS STATEMENT

Proposed Residential Development on land at 151 (rear) - 153 Southwood Road,
Hayling Island, PO11 9PY.

For Mr. & Mrs. P. Hartley

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1.0 INTRODUCTION AND ASSESSMENT OF PHYSICAL CONTEXT

- 1.1 Planning permission is sought for proposed residential development on land identified as 151 (rear) and 153 Southwood Road, Hayling Island, PO11 9PY.

An explanation of the character and features surrounding the site.

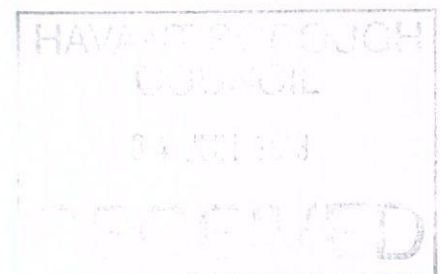
- 1.2 The application site is located on land adjoining the northern side of Southwood Road, which is part of the local distributor road network. The site is within a predominantly residential area comprising of a mixture of bungalows, two storey and two and a half storey houses, detached and semi-detached. At the rear of the site, in Maloney Mews, development consists mainly of bungalows. Fronting onto the southern side of the road, opposite the application site, are bungalows, chalet bungalows and two and a half storey houses.

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

- 1.3 The application site was formerly occupied by a residential building and a block of five garages which were demolished sometime between 1999 and 2004, to make way for a residential re-development of the site. The generally level site is now overgrown, with a line of trees and hedge, partly on the northern boundary. The western and northern boundaries are presently defined by 2 m. high close boarded fences; the east boundary is defined partly by a brick wall and partly by a close boarded fence. The site is presently boarded up at the front for security.

2.0 THE PROPOSAL

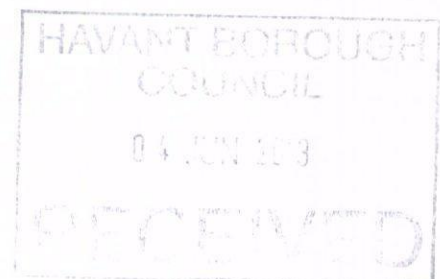
- 2.1 It is proposed to erect pair of semi-detached, three bedroom houses fronting onto Southwood Road and one two bedroom bungalow at the rear of 151 Southwood Road. The development proposal is motivated and justified by the applicants' desire to utilise an unused and vacant area of land as an opportunity to provide a modest development, particularly in relation to the scale of development previously approved for the site (see Planning History at 5.0).
- 2.2 The application site is considered to be entirely suitable and appropriate to support the proposal which would be of traditional construction with detail design, materials and finishes to high quality standards. The proposed dwellings would be compatible with adjoining property and existing residential development in the wider local area. The site is level and would provide easy and convenient vehicular, cycle, pedestrian and disabled access.



- 2.3 The development would satisfactorily meet the required local highway authority standards for access and parking provisions.
- 2.4 Due to the continuing demand, there are pressures to increase housing in the borough. Containment within existing areas of housing has a number of advantages. These areas provide established housing and amenities. No additional infrastructure is required and landscaping, hard and soft, is normally already well established. Such areas mean that densities can be increased with minimal overall detriment to the local area and little unacceptable impact upon neighbouring property, which applies in this case.
- 2.5 In the interests of community involvement and as a matter of courtesy, neighbour consultation letters were distributed locally with details of the proposed development.
- 2.6 The development proposals have been prepared with the benefit of pre-application advice, which indicated that the principle of development is accepted for 1 pair of semi-detached houses and one single storey dwelling to the rear of the site. It was also confirmed that the scheme would accord with the adopted design guidance and policy CS16 (local context respect) of the adopted Core Strategy.

3.0 DESIGN PRINCIPLES AND CREATION OF DESIGN SOLUTIONS

- 3.1 The design concept adopted for the proposed development reflects the general character and appearance of existing residential property, both adjoining the site and in the wider local area. All external materials and finishes would be distinctly compatible with neighbouring dwellings.
- 3.2 The proposed development scheme has been thoughtfully well designed to a high standard, with attention paid to detail and site layout which would be proportionately appropriate in scale in relation to the application site area. The proposed development, in terms of quality design, thereby responds positively to respect personal and local characteristics in the local context and is in accordance with the Council's adopted design guidance and local context respect, advocated in policy CS16 of the adopted Core Strategy.
- 3.3 Elevations will be finished with red facing bricks under concrete interlocking roof tiles. The primary objective is to create a modest development, to provide 1 pair of semi-detached houses fronting onto the adjoining road, with one off-road parking space for each dwelling and a single storey dwelling at the rear with a parking space, car port and vehicular turning area.



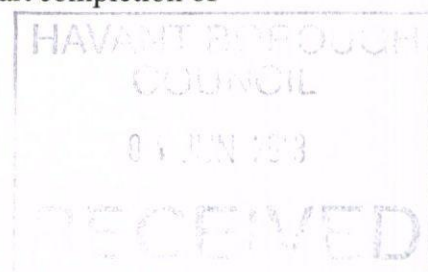
- 3.4 New close boarded fences will be provided on the development site boundaries and landscaping treatment will be applied to each of the individual plots. The proposed development is considered to be appropriate in this location in terms of its siting, scale, layout, traditional methods of construction, materials and finishes.

4.0 PLANNING POLICY

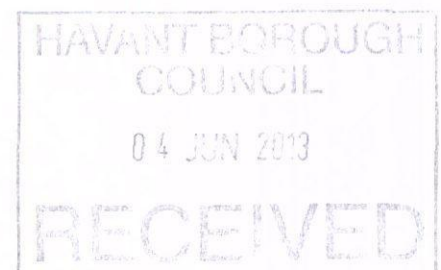
- 4.1 The National Planning Policy Framework (NPPF) 2012 and the adopted Havant Borough Council Core Strategy, which forms part of the Havant Borough Local Plan, are extant for relevant planning policy reference in this case.
- 4.2 The National Planning Policy Framework (NPPF), now a material consideration 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 development. Section 7, paragraph 56 states:- "Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people."
- 4.3 Policy CS16 of the Core Strategy, which forms part of the Havant Borough Local Plan, advises that new development must respect the local context and the Borough's Design Guide advises that infill development must not have an adverse effect upon neighbouring properties and should maintain and enhance the existing character and quality of the existing area.

5.0 PLANNING HISTORY OF THE PROPOSED DEVELOPMENT SITE

- 5.1 Full Planning Permission was granted in January 2002, to the proposed demolition of existing building and construction of a two and a half storey building comprising three no. one bedroom and three no. two bedroom dwelling units at 153 Southwood Road, Hayling Island, PO11 9PY. LPA Application Number : 01/51010/004 refers.
- 5.2 Planning permission was subject to compliance with the plans and other documents submitted to the local planning authority for approval, prior to commencement of development.
- 5.3 It was assumed by hearsay evidence that the permitted development had commenced before the expiration of 5 years from the date on which planning permission was granted. However, no hard material evidence was found to support the claim that initial groundworks began with part completion of foundations.



- 5.4 An application for proposed Discharge of Condition 2 of Planning Permission 01/51010/004 succeeded, the Approval Certificate being dated 15 July 2008.
- 5.5 A subsequent application for proposed Discharge of Conditions Nos. 3,4,5, 15 and 18 failed, the Refusal Certificate was dated 15 December 2008. The Council ruled correctly that:- "At the time of determining the application, Conditions 3,4,5, 15 and 18 had not been complied with insofar as the required details were submitted after the development had commenced."
- 5.6 Since the required details to meet prescribed conditions were not submitted for approval within the time specified, means of course that both the original permission and an attempt to commence the development were rescinded.
- 6.0 ACCESS
- 6.1 An existing vehicular access crossing and a new similar vehicular access will serve off-road parking for the proposed semi-detached houses.
- 6.2 A new vehicular access formation will be made to serve the single storey dwelling at the rear, which will be approached via an access drive. At the head of the drive, a turning area will be provided to enable a vehicle to enter the adjoining road in forward gear.
- 6.3 When entering the adjoining road from each of these vehicular access arrangements, visibility in both directions would be unobstructed.
- 6.4 The development proposals will therefore provide easy and convenient vehicular, cycle, pedestrian, and disabled access.
- 7.0 SUMMARY COMMENTS
- 7.1 The application seeks planning permission for a proposed residential development to provide 1 pair of semi-detached houses and one single storey dwelling, on land at 151 (rear) and 153 Southwood Road, Hayling Island, PO11 9PY.
- 7.2 The application site was formerly occupied in its last use by a residential building and a block of garages and by virtue of the site's planning history, is therefore a perfectly legitimate in-fill site for residential development.



- 7.3 In the interests of proper planning, the principle of development should be found acceptable in this case. Moreover, the proposal is supported by National Policy in the NPPF, at the heart of which is a presumption in favour of development and the proposal also responds positively to the aspirations for good design as expressed in the NPPF. Added to that, the development scheme accords with Havant Borough Council's adopted design guidance and policy CS16 (local context respect) of the local planning authorities' adopted Core Strategy.
- 7.4 It is a fundamental principle of planning management that every application should be considered on its individual merits. Accordingly therefore, with the fullest regard to those matters of policy and material relevance, it is concluded that the proposed development complies with the aspirations for high standards of design as expressed in extant national and local planning policy statements and can proceed without discernable harm to the interests of neighbouring amenities or be prejudicial to the character and appearance of the local area. In fact, it is in no-one's interests to allow the site's present appearance to continue. The application is therefore respectfully commended for favourable consideration for planning permission to be granted, subject to conditions which the Havant Borough Council determine to prescribe.
- 7.5 A Flood Risk Assessment (FRA) is submitted with the application.

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