

13011-dean tail, hayling island- design and access statement





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**introduction:**

As a supplement to the planning application for the proposed refurbishment works to Dean Tail, Woodgaston Lane, Hayling Island this Design and Access Statement is included as part of the planning application in order to provide further background to the application.

Below is a description of the proposals in the format typically used for design and access statements by CABE (Commission for Architecture and the Built Environment).

**physical:**

Dean Tail, Woodgaston Lane, Hayling Island is a two storey detached dwelling with a loft conversion which is a dwelling from the latter part of the 20th century. Photographs of the existing dwelling are contained in the appendix under figures 11- 15.

**social:**

The property lies within a lane of dwellings of varying ages in varying styles.

**economic:**

The proposals will have little net affect on the local economy, with the exception, that as much as possible of the materials and labour for the proposed works will be sourced locally from the south coast of of England.

**planning policy:**

The following aspects of Havant Borough Council's planning guidance have been implemented into the design as well as the areas of the Northney Village Guidance, which are shown below also.

**Relevant Planning Policies**

The 'National Planning Policy Framework' replaced 'Planning Policy Statements' in early 2012 and the content of this document has informed the design of the new proposals for Dean Tail. Areas of this document relevant to the proposed extension at Dean Tail include:

The third bullet point of paragraph 9 of the NPPF states that, when pursuing sustainable development, one of the items to be considered should be "replacing poor design with better design". Whilst the original dwelling at Dean Tail is a typical 'of its time' family dwelling, subsequent extensions and alterations have had a negative effect on the dwelling and its form, these include:

- The garage extension/ conversion that now obscures the passage to/ view of the front door area upon approach
- The rear dormer extension that sits uncomfortably with the tiling finish and overall roof form

The fourth bullet point of paragraph 17 states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

Paragraph 56 under section 7 which states that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Finally, although this specific guidance is cited in the NPPF as relating to work in the Green Belt, we have also ensured that overall the "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building" as noted in the third

bullet point of paragraph 89 of the document.

#### Havant Borough Local Development Framework

The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the council's Local Development Framework and sets out the spatial planning strategy for the area up to 2026. The relevant policies are as follows:

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

(Landscape considerations)

CS14 Efficient use of Resources

(requires residential development to meet Level 3 of the Code for Sustainable Homes)

CS16 High Quality Design

(please refer to a copy in Appendix 1)

The above policies are considered relevant to this application. The application site lies within the rural area outside of any defined settlement, but close to the historic settlement of Tye. Of particular note is Policy CS16, seeking a High Quality of Design in all development proposals. This policy requires development to respond to and draw inspiration from, and respect the local context.

#### The Havant Borough District-Wide Local Plan, 1996-2011

This document has now mainly been superseded by the adopted Core Strategy. There are some "saved" policies of the Havant Borough District Wide Local Plan that still form part of the Development Plan for Havant Borough. However, these are generally the more site specific policies and those relating to land allocations. As such, there are none now considered relevant to the current application proposal.

#### Northney & Tye Village Design Statement, 2008

The Executive and the Full Council of Havant Borough Council have approved the Northney and Tye Village Design Statement, and the Design Considerations it contains, as non-statutory planning guidance and is to be used as material consideration in Development Control.

#### Relevance of the Northney and Tye Village Design Statement to this Application

Woodgaston Lane is a road which comprises a mix of many different housing styles and designs, mainly from the 1960s onwards. The part of Woodgaston Lane within which Dean Tail is located is separated from Northney Village, but is close to Tye, which along with Northney is one of the historic parts of North East Hayling. The Northney Village and Tye Design Statement notes that some of the design considerations relate to settlement pattern, open characteristics of settlement edges, size of extensions and replacement dwellings.

With particular reference to Copse Lane the DS states (page 39) "The southern area has a different character again with a variety of houses, materials and roof pitches but still following the pattern of infill between existing properties."

The DS goes on to state "Buildings in these lanes are of various ages, mainly from 1960s onwards, some on the site of earlier properties, with one or two older dwellings in each lane. Some are brick and some rendered, plain or with part tiling, or timber cladding. There is a mixture of roof types: shallow, steep pitched or some almost flat."

The Design Statement also notes that:

"The size of extensions and replacement dwellings, in relation to plot size and location within each character area, in order to maintain the appropriate open space around each building."

#### **involvement:**

The proposals have been discussed with Havant Borough Council as part of extensive pre-application discussions. The result of the discussions is that:

1) The proposed rear elevation was simplified to use the same elevational language as the rest of the extended dwelling.

2) A observational exercise was carried out to record the view from the Emsworth Channel to provide confirmation that the proposed changes would not be visible from the channel, or from the Chichester Harbour Conservancy area/ Area of Outstanding Natural Beauty. The procedure for this is covered in figures 20- 25.

Figure 20 shows that the only view out of the site from the existing ridge level is obscured and the Emsworth Channel (and AONB) cannot be seen.

Figure 21 shows the view from Gutner Lane, which is one field away from the dwelling, which shows that the most sparse area of trees still all but obscures the view to the site from the direction of the AONB.

Figure 22 highlights the least impaired view of the site from the Emsworth Channel and AONB, although a number of trees and hedges lie between the site and the Channel and AONB.

Figure 23 shows this as a satellite perspective

Figure 24 shows the GPS locator read out from the field exercise boat.

Figure 25 shows the GPS map with the location of the boat shown. North is down the page in this instance.

Figure 26 shows the view back to the site from the Emsworth Channel and ANOB. The site is heavily screened by trees and hedges.

Following the completion of these exercises it was agreed with Havant Borough Council that the revised proposals would be submitted for planning approval.

#### **evaluation:**

The works proposed to Dean Tail involve the following:

- Removal of existing carport area
- Removal of existing outbuildings
- Removal of the existing roof dormer window
- New entrance area
- New rear extension
- New barn- type building garage area
- New first floor area extensions
- New accommodation at second floor level
- Rendering and recladding of the existing building
- Change of roofing material to the existing building

#### **design:**

Dwellings within the locality are of a design typical to their age and are finished in a variety of materials, as noted under 'planning policy'. The refurbishment of Dean Tail is proposed as a way of bringing some uniformity to the existing building, generally the following is proposed:

- The roofing materials (currently in different types of tile) are to be replaced with a high quality low- iron slate
- The areas of existing masonry which are to be retained at ground floor are to be rendered
- The new areas at first floor are to be timber clad
- New extension areas are to be finished in timber
- New extension areas to the loft and at the front of the building are to be finished with large areas of glazing to minimise their bulk/ visual impact

- The new garage/ barn area is to be located to the northwest of the site behind the existing heavily planted boundary.

Dean Tail is surrounded by densely planted boundaries (as highlighted by the photographs in the appendix) but we have used the method above to provide a rhythm to the new elevations and to provide a view and an identity to the property, rather than the collection of extensions that Dean Tail has become.

**use:**

The use of the extension will be as bedrooms and living space for the dwelling. No change of use of the building is proposed

**amount:**

The new extension will provide approximately 86 square metres more floor area.

**layout:**

The majority of the extension works are to the rear of the existing building and build upon the existing layout and are subservient to the massing of the existing building,

**scale:**

The scale of the proposal means that there will be a very limited effect on the streetscene of Woodgaston Lane with the proposals subservient to the mass of the existing dwelling. The form of the existing dwelling will remain identifiable despite the proposed extensions. Extensive investigations have been carried out (see figures 20- 25 in the appendix) to confirm that the site is not visible and the view to the harbour is not affected.

**landscaping:**

No loss of structural trees are proposed by the works, although there will be a trimming back of the crown of one tree on the site. Two diseased trees are proposed to be removed.

**appearance:**

The appearance the proposed extension is based around materials already used in this part of Hayling Island to help provide a high quality finish to the dwelling (see appendix containing information on Havant Borough Council's guidance on 'High Quality Design'.

**access:**

No new access is proposed from the highway, but it is proposed that the existing bellmouth be extended to improve the vision splay.

Despite the increase in bedspaces ample carparking is still available on the site to meet requirements.

# appendix 1

## APPENDIX 1

### 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.





figure 01



**figure 02** image property of Google Streetview



**figure 03** image property of Google Streetview



**figure 04** image property of Google Streetview



**figure 05** image property of Google Streetview



figure 06



figure 07



figure 08



figure 09



figure 10



figure 11



figure 12



figure 13



figure 14



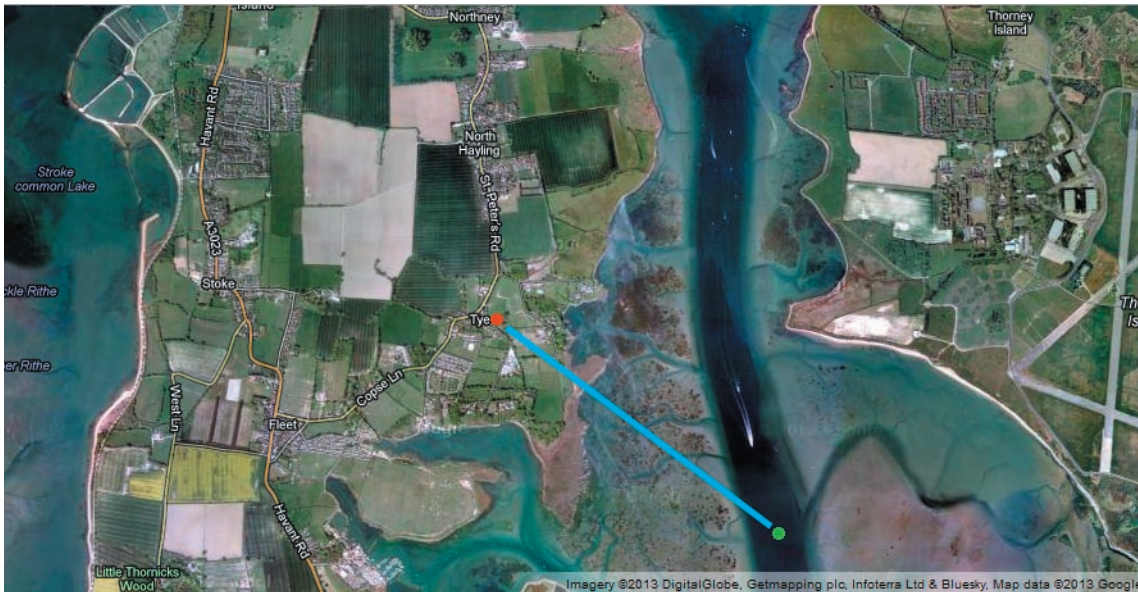
figure 15



figure 20



figure 21



**figure 22**

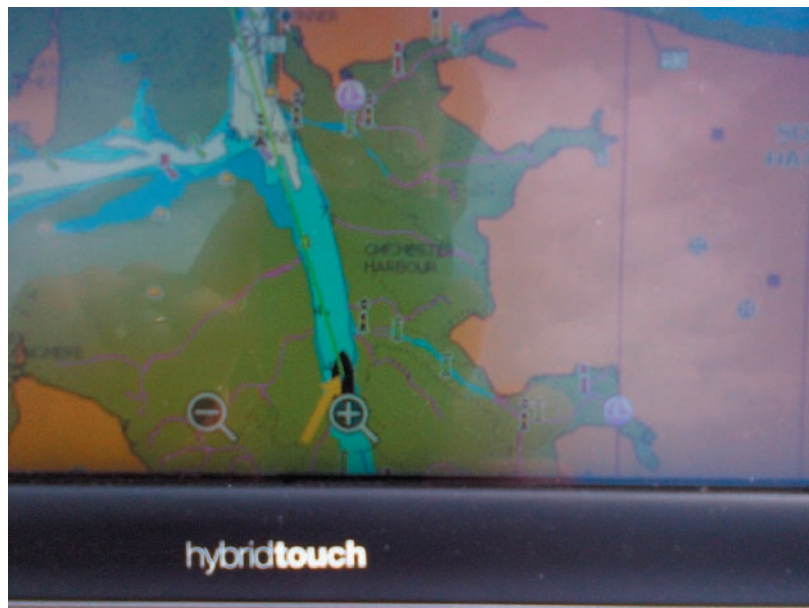
image property of Google Maps



**figure 23** image property of Google Earth



**figure 24**



**figure 25**



figure 26