HENRY ADAMS

PLANNING STATEMENT

OUTLINE APPLICATION
REPLACEMENT DWELLING

TAMARISK, FERRY ROAD, HAYLING ISLAND

1. BACKGROUND

1.01 The proposal comprises an Outline Planning Application for a replacement dwelling at the above address, whereby the existing dwelling on the property has become difficult to maintain, is too small for a modern family dwelling and there is a requirement to make effective and efficient use of the plot.

1.02 The existing property comprises a 2 bedroom modest single storey bungalow sited towards the northern end of the site, close to the water's edge. The plot comprises the last property in a row of 4 similar properties situated between Ferry Road and The Coast and to the west is a yacht chandlers and to the south the Ferry Boat Inn and public car park.

1.03 It is noted that the adjoining properties have all recently been rebuilt with modern detached houses and the application proposal seeks to continue the residential upgrading of the area with a new detached house similar in style and size to its neighbours.

2. NATIONAL PLANNING FRAMEWORK

2.1 PPS1 and PPS3: Housing, require Local Planning Authorities to make effective and efficient use of previously developed land in the provision of new housing, especially where land is sustainable in nature and has previously been used for housing purposes.

2.2 The application proposal is compliant with the requirements of the policy statements in that it comprises a site currently accommodating an existing dwelling and will be making more effective and efficient use of it in the provision of a modern family house.

3. HAVANT BOROUGH COUNCIL CORE STRATEGY 2010

3.1 The application site is subject to Policy DM9: Development in the Coastal Zone, of the Havant Borough Core Strategy, which is subject to eight criteria against which development proposals will be assessed against.

3.2 The criteria to the policy seeks to ensure that new development does not harm the natural beauty of the landscape, nature conservation and the appearance and distinctiveness of existing settlements and landmarks along the coast.

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3.3 There is a requirement that new development contributes positively to the landscape and has regard to best practice in the design of new buildings in coastal locations.

3.4 Regard has been had to the requirements of the criteria to Policy DM9 and although the planning application is in outline form only, attached are indicative elevations and floor plans which demonstrates the type and design of building which is considered to be appropriate for the site, taking into account the criteria requirements and the existing established pattern of development, especially the adjoining houses to the east.

3.5 In that regard it is considered that the design, scale and siting of the proposed new dwelling, is appropriate, is modern but reflective of the character of the area, especially acknowledging the architecture of the existing adjoining houses and will result in a well designed building which will enhance rather than detract from local character.

3.6 It is therefore considered that there is accordance with core strategy policy DM9 and its attached criteria.

Our Ref: HAV02/AG

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