

**134 SEA FRONT
HAYLING ISLAND
PO11 9HW**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**

Prepared by



Arthurs Planning & Development

AUGUST 2021

Contents

- 1 The Proposed Development**
- 2 The Site and Context Appraisal**
- 3 Planning Policy Context**
- 4 The Design Proposal & Scheme Drawings**
- 5 Conclusion**

1. The Proposed Development

1.1 This document has been produced to summarise and explain the design development for the proposed residential development on land known as 134 Sea Front, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms and drawings.

1.2 The detailed application is submitted for a replacement 4-bedroom detached dwelling over three floors. The design of the house has been carefully considered to mitigate any potential flood risk, act to reduce surface-water runoff. The architectural form and mass of the proposed house respects and responds in a positive manner to the scale and mass of the neighbouring properties and the more modern design language reflects that of more contemporary design aesthetic that is emerging and making a positive contribution to the eclectic seaside design form found on the island.

1.3 Below is a 'not to scale' site plan with the existing ground floor building footprint and adjoining properties.



2. The Site and Context Appraisal

2.1 The application site is known as 134 Sea Front; the site is accessed along a drive at the end of Webb Close, where a garage and off-street parking are provided. The southern aspect of the site faces onto Sea Front and enjoys views to the sea and green, the main garden amenity space is located on the southern aspect of the house. The body of the site is approximately 13.9m wide on the southern and northern edge by 47m deep, the site area is 654sqm, it is a sizeable plot.

2.2 The existing house was constructed on the site in 1960's. It is a three-bedroom detached house, typical of this period constructed with red brick, stone dressing and hung tile elements, the roof is dark concrete tiles. The windows are white PVC. The main entrance door is on the eastern side elevation.

2.3 The properties on Sea Front are predominantly larger two/three-storey detached dwellings, with some three-storey blocks of flats emerging in recent years. The townscape character of Sea front is suburban in character and with a typical 1950's and 1970's influence. The materials are a mix of red brick, wall hung-tiles and off white render, some wood cladding is also evident. The roofs are a mix of red clay or concrete tiles and darker slate or slate effect tiles, a variety of pitches and flat roof elements, dormers within roofs are common place. Windows are predominantly white PVC; some darker window frames are evident. The building line along Sea Front is quite staggered which adds variety to the street. The boundary treatment is varied with a mix of solid brick wall and some with brick plinths and iron railings, the application site has a stone effect concrete block wall and some natural stone that is not common.

2.4 The properties on the northern side of Webb Close are single-storey bungalows, with brick and render elevations typical of the post war period. Some of the properties have accommodation on the roof void with dormer windows evident. The road is a cul-de-sac, all the properties have off-street parking.

2.4 The area to the south of Sea Front is a public green space facing onto South Hayling Island Beach. The amenity space provides an attractive open element and includes the Hayling Island Railway Line, cafes, parking and beach huts that provide an attractive setting for the application site.



134 Sea Front southern elevation – 134a to the east and 136 to the west



135 – Rear (northern) elevation.



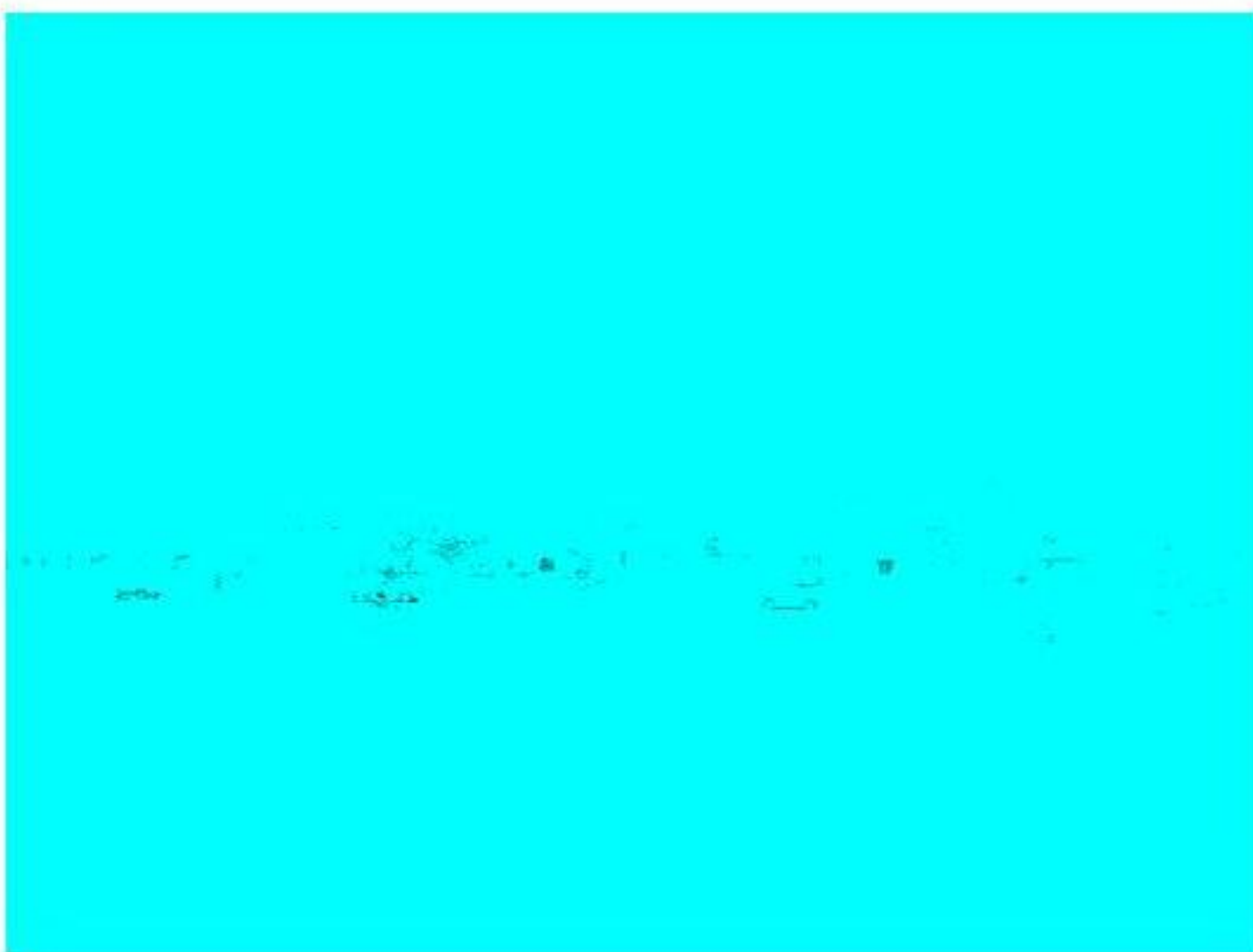
Rear of 136 Sea Front



Rear of 134 and 134a Sea Front



View to the application site from the west showing varied building frontage.



View to the application property from the south.



View of 136 from the front of the application property showing balconies and recessed ground floor windows



View onto the Webb Close Property from the first floor of the application property.

Images of modern properties within close proximity to the application site





3. Planning Policy Context

National Planning Policy - National Planning Policy Framework (NPPF) 2021.

3.1 The NPPF lays down a presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

3.2 At the heart of the NPPF is a presumption in favour of sustainable development. Thus, the decision-making process is required to approve development proposals that accord with the Development Plan or, where the Development Plan is absent or otherwise out of date, planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies contained within the Framework as a whole.

3.3 Para 159-169 of the NPPF sets out guidance on development that may be subject to flood related consideration, the accompanying online Planning Practice Guidance (PPG) on Flood Risk and Coastal Change provide tests and thresholds to protect property from flooding which all local planning authorities (LPAs) are expected to follow. The site is located in Flood Zone 2. Where these tests/thresholds are not met, new development should not be allowed. The NPPF Para 159 specifically states that:

‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere’.

3.4 Para 168 of the NPPF states:

“Applications for some minor development and changes of use (footnote 56) should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55.”

“Footnote⁵⁵ A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals

involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

Footnote ⁵⁶ This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.”

Relevant Policies from The Havant Borough Local Plan (Core Strategy) 2011

3.5 Policy CS9 Housing. Planning permission will be granted for housing proposals that will: -

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.
2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.
3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.
4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.
6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.
8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

3.6 Policy CS15 Flood and Coastal Erosion Risk. Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

1. It meets the sequential and exception test (where required) in relation to PPS25.
2. The site is in a low hazard area as defined in the Strategic Flood Risk Assessment.
3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

4. The scheme incorporates flood protection; flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
5. Appropriate flood warning and evacuation plans are in place.
6. New site drainage systems are designed taking account of events which exceed the normal design standard.
7. It meets the sequential and exception test (where required) in relation to PPS25.

All development will be required to ensure that there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDs are provided, arrangements must be put in place for their whole life management and maintenance.

The council will work with partners to implement the Coastal Policy Zones in the North Solent Shoreline Management Plan to ensure that development avoids areas at risk from coastal erosion and coastal flooding and that areas required to offset coastal squeeze and prevent habitat fragmentation, to allow species to adapt to climate change, are identified and protected from development.

The application site is in part Flood Zone 1, see map below taken from an extract of the local plan. The replacement development is in the location of the existing house. A Flood risk Assessment has been submitted with the application that confirms the proposed development is acceptable.



3.10 Policy CS16 High Quality Design. All new development should demonstrate that its design:

- responds to local context, including integrating with existing landscape features, promotes bio-diversity, exhibits an appropriate design, integrates with transport links in the local area and respects the amenities of neighbouring properties;
- produces a positive relationship between buildings, street and spaces, both existing and proposed;
- contributes to the public realm close to the development;
- is inclusive in considering the needs of people with disabilities;
- mitigates negative environmental impacts through sustainable design and construction methods;
- adapts to the changing needs of the users and the change in climate over the lifespan of the building.

3.11 Policy CS17 concerns the concentration and distribution of development within urban areas. It states that development will be permitted that makes the most effective use of land within the Borough that:

- concentrates new housing development within five urban areas, including Hayling Island;
- prioritises development on previously developed land, including under-used land, in the urban area.

4. The Design Proposal

4.1 The application design is produced by RS Architecture, an architectural studio that has local knowledge and has created a new building designs on Nutbourne Road and Brackelsham Road and a refurbishment of a house on Southwood Road. These schemes have created buildings of quality and refined elegance that contribute positively to the local townscape. The lead architect has some 30 years' industry experience and is well regarded for the quality and execution of his designs in both residential and commercial buildings. RS Architecture studio has approached the design in a holistic way to make the replacement property adapt and respond to the site and surroundings yet be a strong and appropriate piece of architecture in its own right.

Site Layout

4.2 The application site is known as 134 Sea Front; the site is approximately 13.9m wide on the southern and northern edge by 47m deep, the site area is 654sqm, it is a sizeable plot. A two floor, three-bedroom house is located on the central part of the application site, with. The house is no longer considered fit for purpose and is to be replaced by a more appropriate home that will be flexible in its design and use to cater to the needs of future residents. Vehicle access to the site is off Webb Close, additional pedestrian access is provided off Sea Front.

4.3 The terrace of the first-floor level on the southern side of the property overlooks the Sea Front and the amenity space and sea beyond, the main living areas will be located on the first floor. The new property is designed to take advantage of natural light and orientation and to minimise impacts on the adjoining properties. The main amenity space will remain on the southern side of the property and pedestrian access will be provided from Sea Front.

Access Site/Parking

4.4 Access to the site is already in place off Webb Close, parking is to be provided for up to 4 cars: two in the garage and two in a parking bay. The garage will also make provision for cycle parking. The vehicles will be able to reverse and maneuver from Webb Close as at present. The current driveway layout is problematic as cars don't easily fit on it and vehicle access for garage is compromised, the garage can only accommodate one vehicle at most.

Ground Levels & Flood Risk

4.5 The site is in Flood Zone 1, the replacement house is in a similar location to the existing property, the site is raised above the level of Sea Front and flood risk is considered low in this location. The proposed ground floor is the same height as existing which is set at 5.675 AOD – well above the 4.20 AOD required. The ground floor level is 5.625 at present.

Scale and Appearance

4.6 The footprint and scale of the proposed property has been carefully considered to provide a consistent approach with the existing property and to respect the relationship with the adjoining properties and the varied nature of the existing townscape. The building footprint on the ground floor is enlarged from 118 sqm to 184 sqm, the building footprint on

the south is pulled forward by some 3m on the east elevation to match the building line of 134a. The building footprint has been extended on the western side elevation, the boundary is 1.1m, this matches the distance of 136 to the site boundary. The east side elevation has been extended to 1.6 from the boundary, this matches the side elevation of 134a. The proposed building footprint and form provides a considered integration of the adjoining staggered building forms.

4.7 The proposed replacement dwelling has been designed to be no higher than the adjoining buildings, the ridge height adjacent to 134a is 14.4 datum, the ridge height at 134a is 14.8m. The ridge height is lowered on the western elevation to 13.4m, the ridge height at 136 is 13.8m. The eaves height is 11.3m datum, raised from 10.4m.

4.8 The revised roof form also includes a front and a rear dormer to accommodate the bedroom on the top floor. The roof design, with the pitched and dormers elements, will soften the architecture and make it more in keeping with the traditional and more traditional building forms, while still being forward looking design wise. The roof design provides greater articulation than the exiting dwelling and the scale and overall massing matches that of the adjoining properties that also have accommodation on the 2nd floor. The proposed roof material is dark grey slates, this provides a quality appearance to complement the overall design form. It is also robust and well suited to the exposed site location and is consistent with other properties in the street.

4.9 The architecture of the replacement property is modern and reflects the form and building materials used in more recently constructed properties in the immediate vicinity. The southern elevation will have large expanses of glass with aluminum frames with a darker tone to add a sharpness to the elevations and contrast with the white rendered walls. The north facing elevation will have a covered canopy that adds a connection to the garage and to the main entrance. The walls will be rendered, and the detail kept clean. The first-floor balcony area on the southern elevation will be enclosed by glass screens, these will have 1.7m frosted sides to protect the privacy of adjoining residents. The development meets the requirements of policy CS16 of the HBLP (Core Strategy), there is positive impact on the existing streetscene and the visual amenity of the locality.

4.10 As part of the proposed development the applicant will implement a sensitive landscape scheme to include indigenous plant species and porous surfaces, this will enhance the character of the site and wider area and provide ecological benefit over the existing situation. In accordance with Policy DM9 Development in the Coastal Zone, the planting will enhance the wildlife habitat and ecological value of the site and indeed contribute in a positive manner to sensitive adjoining environments in the longer-term. There are no trees or mature vegetation on the site that will be removed.

Effect on neighbouring properties

4.11 The proposed will be on a similar location to the existing dwelling. The building footprint on the south is pulled forward by some 3m on the east elevation to match the building line of 134a. The building footprint has been extended on the western side elevation, the boundary is 1.1m, this is 1m closer to No.136 but the distance matches that of 136 to the boundary. The building line is staggered on this elevation in order to ensure the replacement property protects the sunlight and privacy of the adjoining property, the 45-

degree angle from the ground floor elevation is respected. The only side windows on the ground floor are for a utility room and bathroom, and the proposed development will not result in any material loss of amenity.

4.12 The east side elevation has been extended to 1.6 from the boundary, 1.4m closer to the boundary, this matches the side elevation of 134a. There are no windows on the west-side elevation of 134a. The proposed building line will respect that at 134a. The side windows in the proposed replacement dwelling will either have obscured glass and will have sills above 1.7m from the ground finished floor.

4.13 It is therefore considered that in the context of the built-up environment the proposal would not lead to any unacceptable loss of light, overlooking, or appear overbearing on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

4.14 The applicant and architect has consulted with the neighbours to the east and west as well as the bungalow directly behind which shares the rear easterly fence line. The impacts on amenity and the compliance with the 25-degree rule from their windows was explained. The residents of the neighbouring properties were all supportive of the proposals and responsible measures will be put in place during the build to protect their amenity.

Sustainability

4.15 A fabric first approach has been adopted to ensure the building meets and exceeds current Building Regulation standards. Air source heat pumps are to be used to provide both hot water and heating. The property will be naturally ventilated and cooled, the orientation of the main windows and doors will assist with heating and cooling the building. Local trades people and, where possible, locally sourced materials will be used in the construction of the building. The front and rear garden area will have a new shrub and tree planting that will provide an opportunity for water management and carbon capture on site.

4.16 The new dwelling has been designed to be flexible and adaptable to the future occupants needs. Access to the dwelling will be provided from the parking area to the ground floor entrance hall, a ramp can be provided if required, a lift core area has been designed for the area by the staircase to allow for a lift to be provided to gain access to the first-floor area. A bedroom and en-suite accessible shower room with a wet-shower area on the ground floor is proposed. The bin store in garage will provide separate bins for recycling and food waste.