



Images of properties within close proximity to the application site

3. Planning Policy Context

National Planning Policy - National Planning Policy Framework (NPPF) 2019

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:

- An economic role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth.
- A social role – supporting strong, vibrant and healthy communities by providing a supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment with accessible local services.
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

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development proposals that accord with the Development Plan or, where the Development Plan is absent or otherwise out of date, planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against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 155-165 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 155 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 163 of the NPPF states:

“Applications for some minor development and changes of use⁵¹ 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 50”.

“Footnote⁵⁰ 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 ⁵¹ 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:

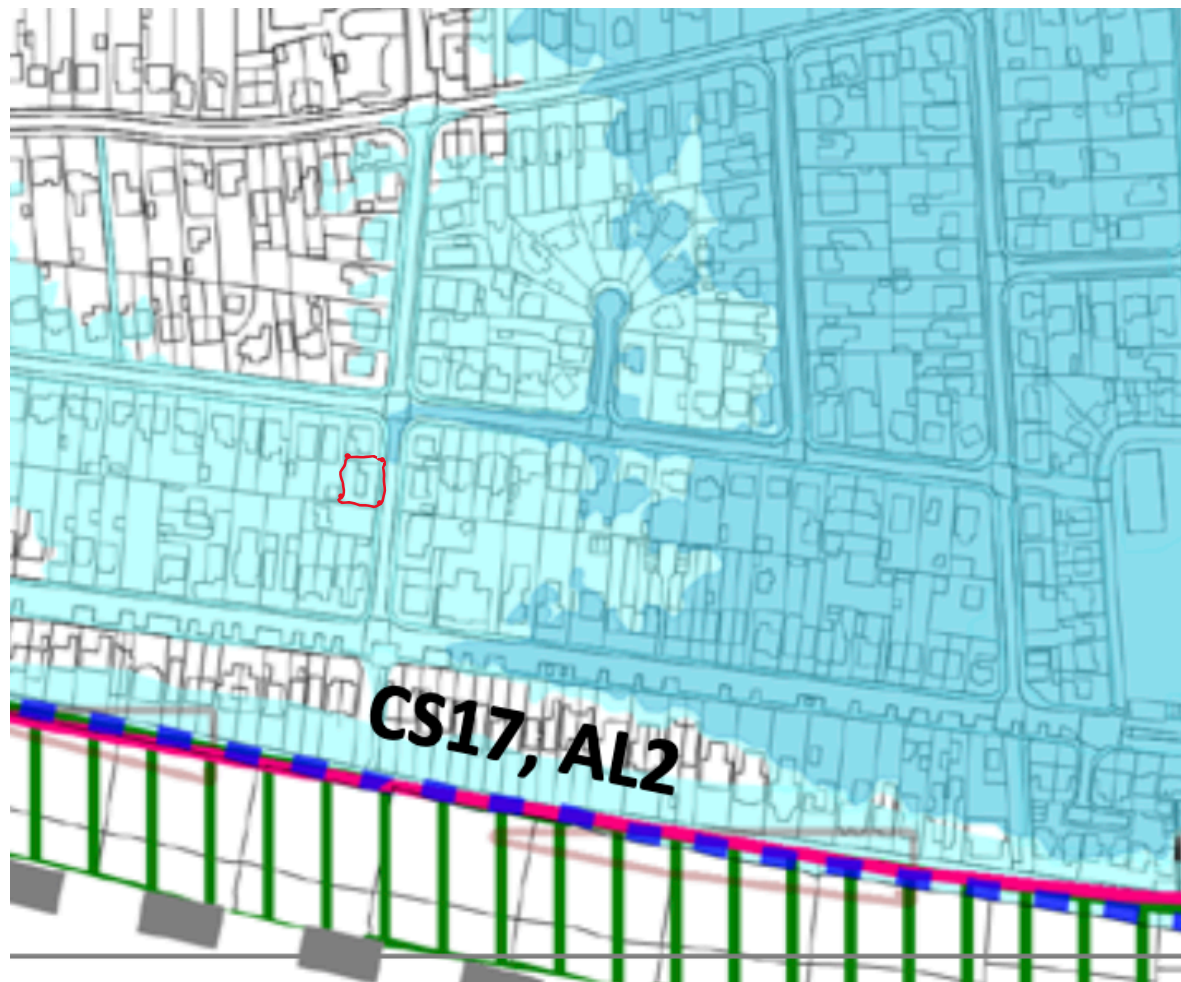
1. It meets the sequential and exception test (where required) in relation to PPS25.
2. The site is in a low hazard area as defined in the Strategic Flood Risk Assessment.
3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing 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 Flood Zone 2, see map below taken from an extract of the local plan.



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 applicant is an Architect with some 30 years' industry experience and is well regarded for the quality and execution of his designs in both residential and commercial buildings, he has recently skillfully updated a house on Southwood Road. He 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 3 Nutbourne Road; the site is 18.1 m wide by 15.85 m deep, the site area is 287 sqm. A two-bedroom chalet style bungalow is located centrally within the site at present, it is in a poor condition and in need of extensive refurbishment. Two shed structures are located to the rear of the chalet. Off-street car parking for the site is located to the southern boundary, a cross over is in place. The orientation of the garden runs north-south on the long axis, the building is to be orientated to take advantage of natural light and to minimise impacts on the adjoining properties.

The ridge level is in keeping with other properties on the street including No.6, it is below the height of the adjoining properties on Southwood Road.

Access Site/Parking

4.3 Access to the site is already in place off Nutbourne Road, it is proposed to move the crossover and access slightly north so car parking and access is on the northern part of the site and frees up the more south facing edge of the site for more attractive amenity space. On street parking is not prohibited in this location, parking on site for one car and a visitor's space is to be provided.

Ground Levels & Flood Risk

4.4 The site is relatively level on Nutbourne Road and drains into the existing surface water drainage. The proposed house responds to the flood level datum forecasts and the ground floor level will be raised by approximately 500mm above existing ground level, so it is 4.2 AOD, which is above the 3.6AOD 1:100-year extreme tidal flood level.

Existing Ground Level is approximately 3.7AOD

Proposed Ground Floor Level is 500mm above ground = 4.2 AOD

The two bedrooms will be located on the first floor, this is an improvement in terms of the existing two-bedroom chalet.

In addition to raising the ground floor level to protect from tidal flooding the proposed development will introduce measures to reduce and slow the surface water run off including sedum roof, water butts from down pipes and porous surfaces that will improve the run-off rates from that of the present dwelling on the site.

Scale and Appearance

4.5 The footprint and scale of the proposed property has been carefully considered to provide a consistent approach with adjoining properties and help form a harmonious and interesting street frontage. The building footprint is approximately 11.02m street frontage and 6.43m deep. The proposed building height is 7.2m above the existing measured ground level.

4.6 The proposal is for the provision of a 1.5 floor, two bedroom detached house with off street parking and landscaped garden that is to be replace a rather tired 2-bedroom chalet style bungalow on the site. The house has been specifically designed to minimise flood risk and has no bedrooms on the ground floor, the two-bedrooms are accommodated within the roof volume. The setting of the new house is appropriate in terms of the scale of the site and to adjoining properties, it follows the building line of the adjoining No.5 and provides adequate off-street parking.

4.7 The architecture of the property is modern and reflects the form and building materials used in more recently constructed properties in the immediate vicinity. The vertical wood cladding adds a softer more naturalistic pallet that blends with its coastal context and adds to the townscape quality. The rendered walls elements, metal dormers, sedum and shingle roofing complete the simple materials pallet that will give the property a sense of quality and subtle presence. 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.

4.8 As part of the proposed development the applicant will implement a sensitive landscape scheme to include indigenous plant species and porous gravel 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. The one mature tree on the site is to be retained.

Effect on neighbouring properties

4.9 The proposed new property will be visible from the neighbouring properties, the existing property is approximately 5 meters from the boundary wall of 32Wheatlands Avenue to the west and 4m from the boundary with No 1 and No 35 Nutbourne Road. The proposed property will move the footprint of the property closer to the boundary at No.5 at 1m from the wooden boundary fence but is some 4m from the southern elevation of the property, the only window in the southern elevation is a raised bathroom window. The parking area to No.5 is directly adjacent to the boundary so no adverse impact on the amenity of the property in terms of loss of daylight or overbearing will arise.

4.10 The ground floor of the proposed development will move closer to the rear boundary of No.32 Whetlands Avenue, with 1m from the rear fence line but some 3m from the rear elevation of the property. The windows within the dormer roof form on the west elevation will be set at a higher level to avoid any overlooking of the garden area.

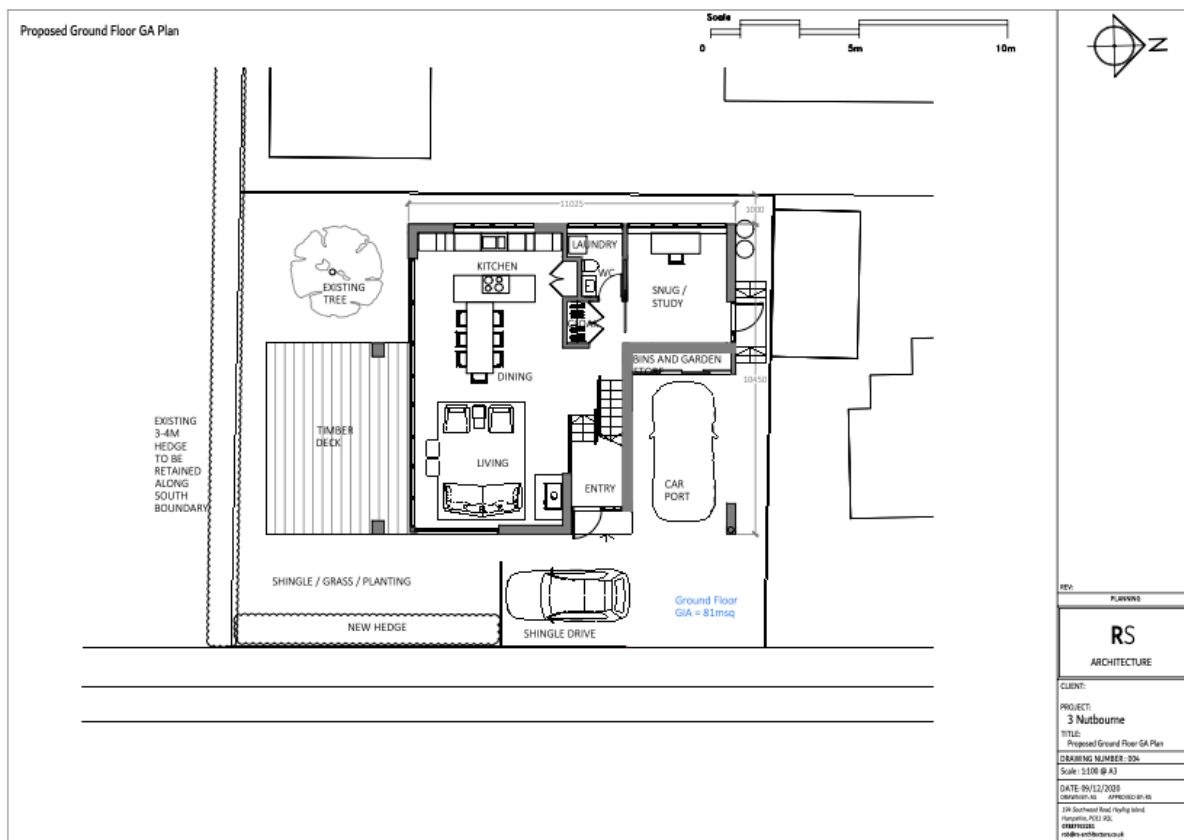
4.11 The property at No.1 Nutbourne Road is set to the rear of the plot and no loss of sunlight will result, some additional overlooking will arise from the first-floor bedroom window, but this is of the front garden that is visible from the street and the adjoining properties already. The degree of additional overlooking is considered acceptable, no harm will arise.

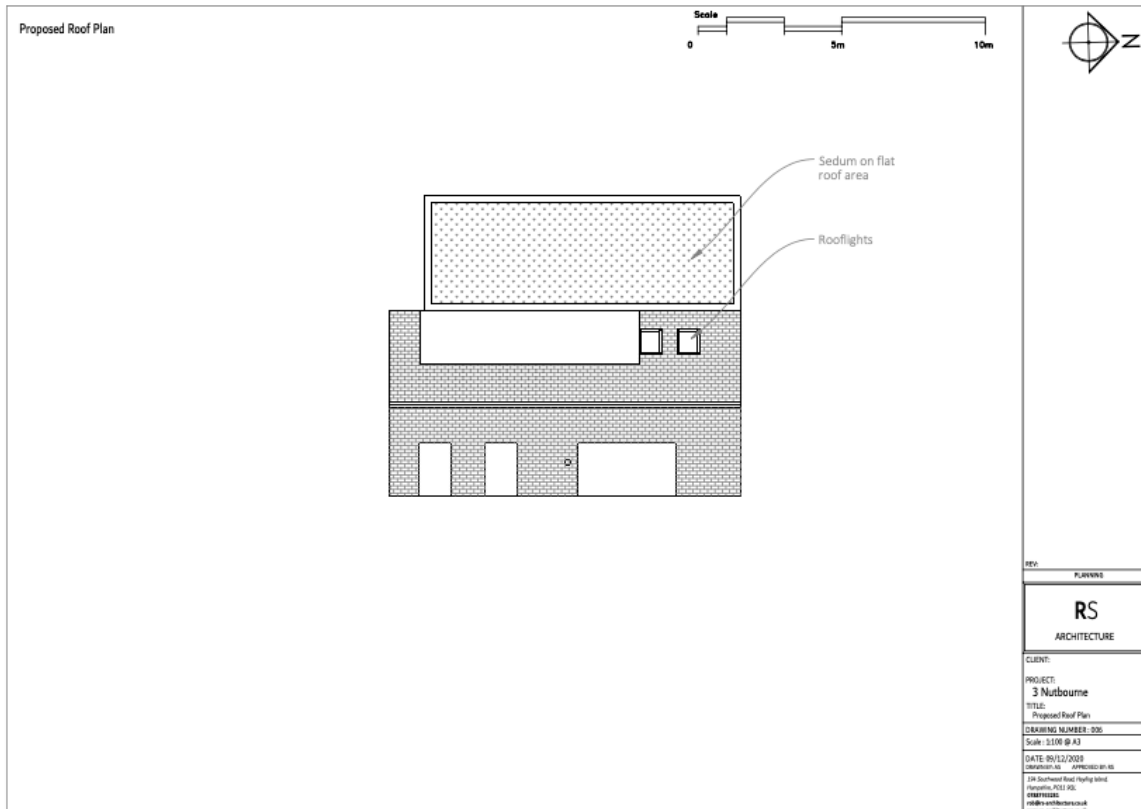
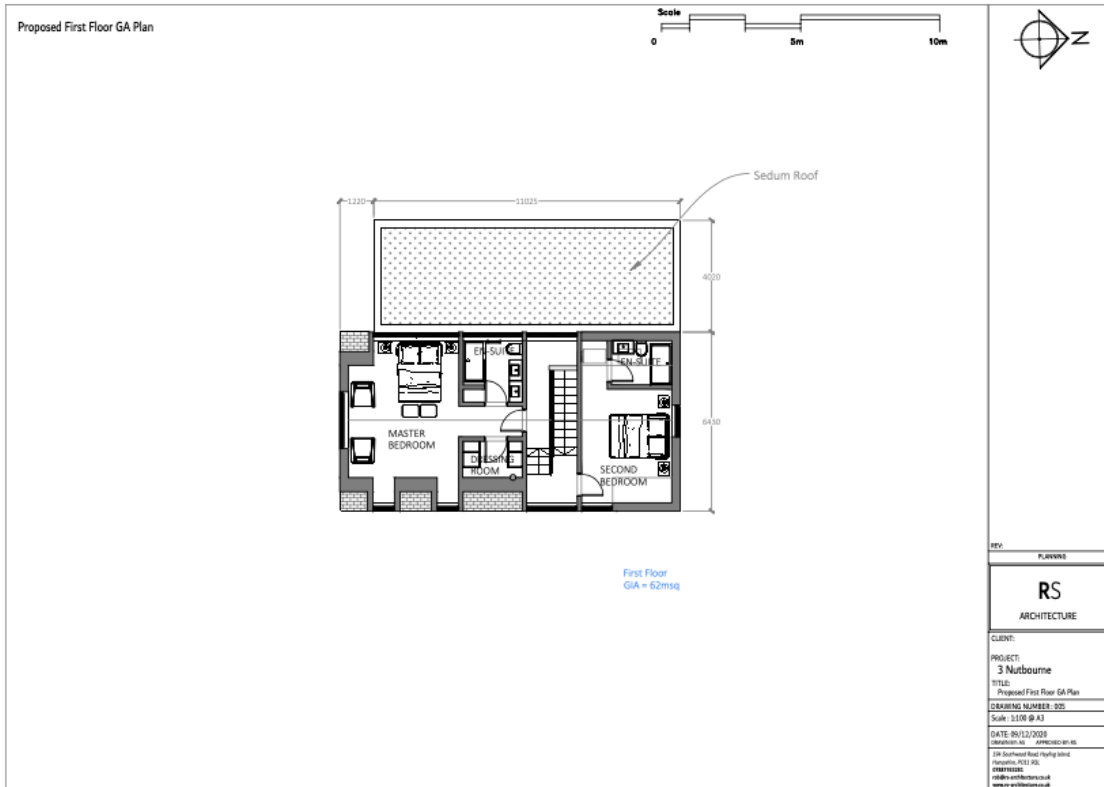
4.12 It is therefore considered that in the context of the built-up environment the proposal would not lead to any unacceptable loss of light, overlooking, or appear overbearing on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy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

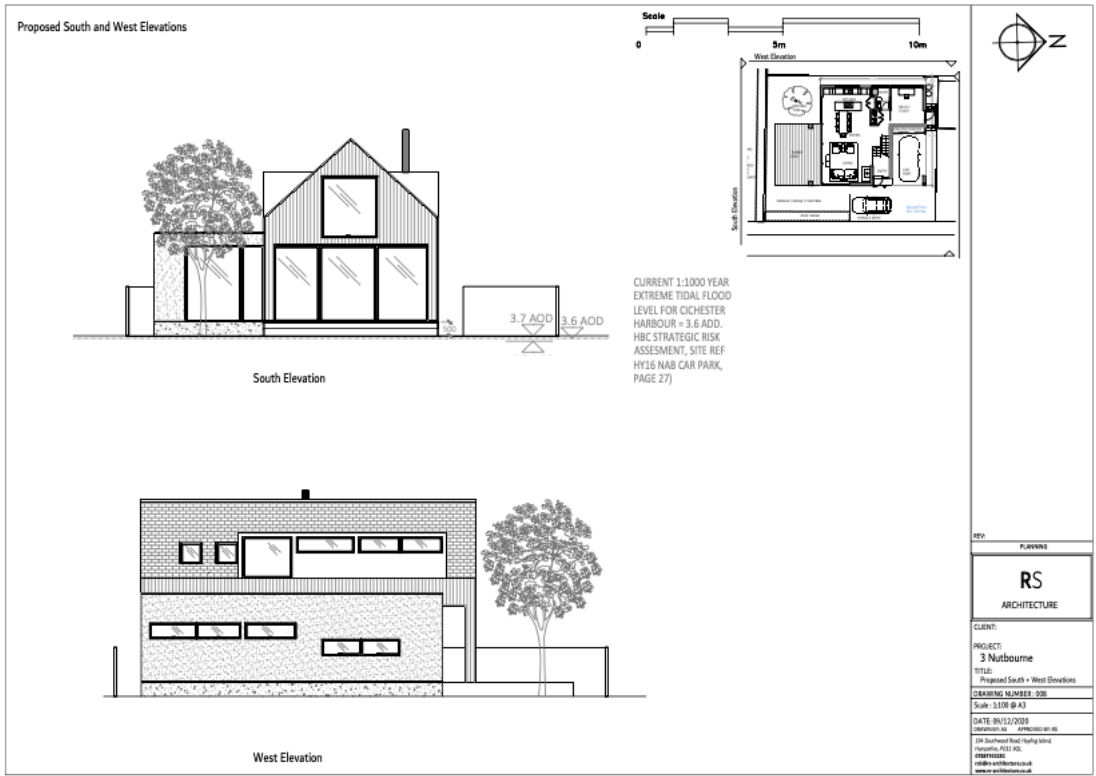
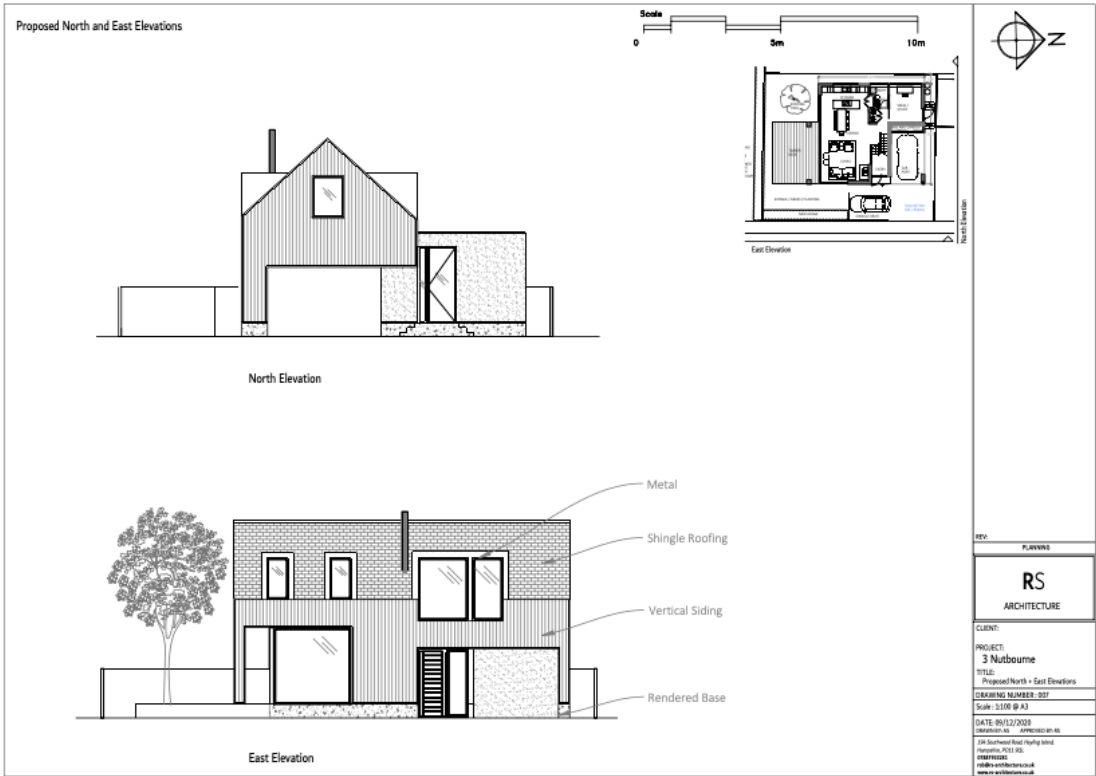
Sustainability

4.13 A fabric first approach has been adopted to ensure the building meets and exceeds current Building Regulation standards. A log burner will be installed that utilises locally sourced sustainable wood, under floor heating will be provided as a back-up heat source. 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 sedum roof will provide an opportunity for water management and carbon capture on site.

Scheme Drawings







5 Conclusion

5.1 The proposed replacement building provides an exciting and well considered residential building that is both an elegant architectural statement and a building that blends with its natural and built context. The development is comfortably spaced, fully respects the amenities of neighbouring properties to the side and rear and is a considerable improvement on the current building.

5.2 The scale, siting and design of the proposal is considered to be acceptable and in keeping with the planning policy guidance. The footprint of the property fits comfortably within its site context and reflects the spacing and rhythm of the street scene and adds positively to the townscape context.

5.3 The applicant will implement a sensitive landscape scheme to include retention of tree on site, indigenous plant species that are found in the coastal area and more naturalistic hard surfaces such as shingle paths; this will enhance the character of the site and wider area and provide ecological benefit over the existing baseline position.

5.4 The proposed scheme design has evolved to adapt to flood risk, there are no additional bedrooms in the replacement property and the two new bedrooms are now on the first floor. The ground floor level is to be raised to be above the 3.6 AOD 1:1000-year extreme tidal flood level to 4.2AOD. Additional measures will be implemented in the building construction to minimise the impact of flooding on the property and adjoining environment, including:

- Prevent sewage from flowing back from toilets and sinks by fitting non-return valves
- Electrical sockets to 1.5 meters above the ground floor level to prevent wiring getting damaged
- Water resistant flooring on the ground floor
- Quick-release internal doors on the ground floor where necessary

7.5 The NPPF sets out a clear presumption in favour of development that can be considered sustainable and appropriate to its context. The application is for a replacement dwelling in a built-up area where the planning policy framework both recognises and indeed supports such development. The planning balance of the proposed development clearly points to the approval of the application, the applicant is committed to building a property of quality, that is adaptable and will help embed him in the local community for some time to come.