

58 Bracklesham Road
Hayling Island, PO11 9SJ

December, 2023

DESIGN AND ACCESS STATEMENT



PLANNING APPLICATION

58 Bracklesham Road, Hayling Island, PO11 9SJ

Application for first floor front elevation extension, side extension to house a lift shaft, removal of existing rear conservatory, window alterations and general remodelling.

Design and access statement (Planning applications)

1. This statement is written to accompany an application for planning permission as required by the Town and country planning (General Development Procedure) (Amendment) (England) Order 2006 [SI 1062 2006]/ Town and country planning (General Development procedure) Order 1995 Article 4C. This statement should be read in combination with the planning application forms, drawings and reports listed below.

Site Location Plan at 1:1250 scale

Planning Application Drawings

Flood Risk Assessment

Design Context

- **Physical context**

The subject site is a three storey detached house located on the south side of Bracklesham Road. There is a terraced garden to the rear of the property. Off-street parking is provided on hard standing in the garden accessed via gates from Bracklesham Road. The application site does not lie within a Conservation Area and it is not listed.

The property is consistent in design & scale as well as the use of external materials with surrounding properties.

- **Location & Amenities**

The site lies on the south eastern tip of Hayling island, The property is located at the point at which Bracklesham Road leads from a public road to a private road at the entrance to a private yacht club and Hayling Island Lifeboat Station. There is a local bus service and a variety of shops and amenities. The private end of Bracklesham Road is popular with pedestrians for access to the waterfront.

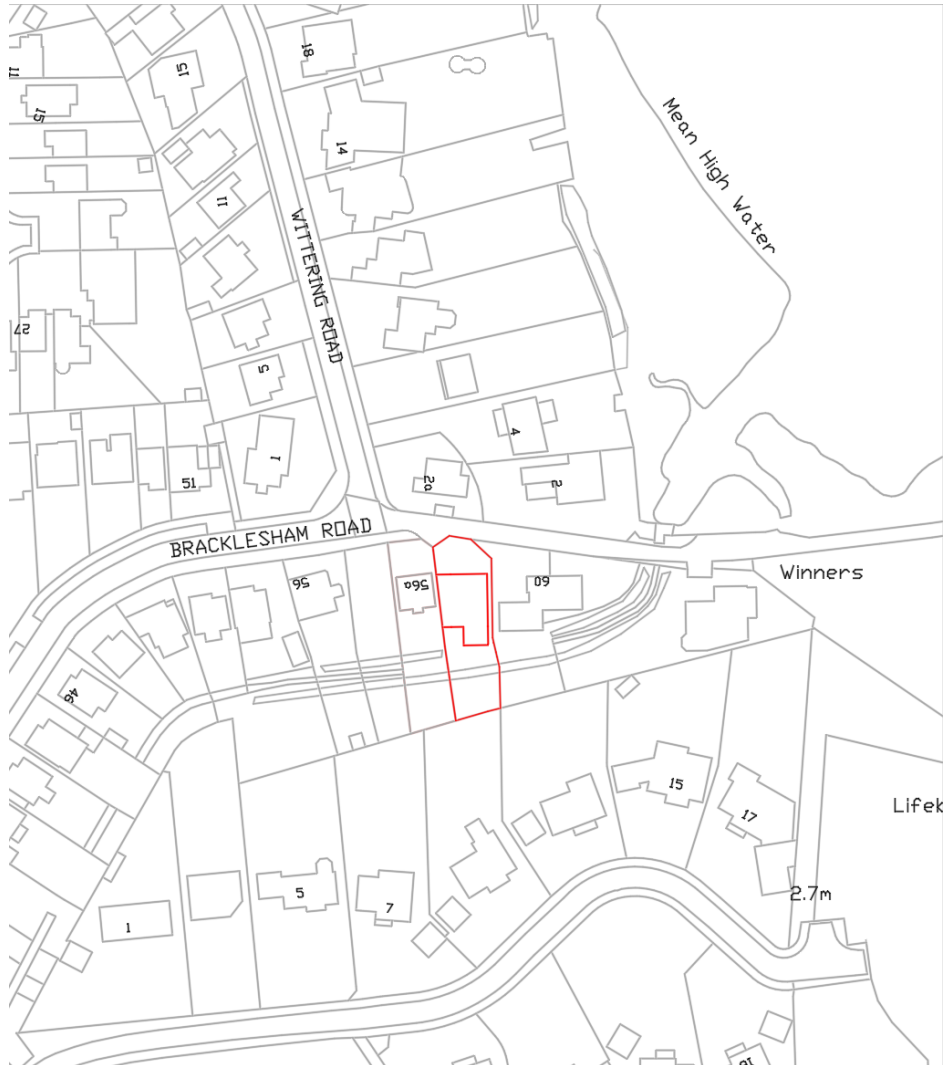
- **Social context**

The dwelling house is owned and occupied by a single family. The applicant has owned the property for a number of years and aims to future proof the house as well as improve the modern liveability and appearance of the property.

- **Planning history**

- Single storey extension to side and conservatory at rear.
Ref. No: 03/68152/000 | Received: Tue 04 Feb 2003
- Alterations to loft and raising of roof to provide second floor living accommodation.
Ref. No: 06/68152/001 | Received: Thu 19 Jan 2006
- Alterations to loft and raising of roof to provide second floor living accommodation.
Ref. No: 06/68152/002 | Received: Thu 10 Aug 2006

- Location Plan (not to scale)



- **Policy context**

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

3.7 Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB) Development

3.9 Policy CS15 Flood and Coastal Erosion Risk.

3.10 Policy CS16 High Quality Design.

3.11 The Borough Design Guide SPD (2011) supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the borough. It sets out the council's design expectations with regard to new development and defines the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development. Section 5 sets out general guidance on extensions and modifications to residential properties that the proposed development will seek to comply with.

Design Principles and Concepts

(i) Layout

- a) The existing house is set over 3 floors with a garage incorporate into the front of the property. The house has living accommodation to the ground floor, 4 bedrooms and 2 bathrooms to the 1st floor and additional living accommodation to the top floor.
- b) The primary 3 storey structure is located to the front (north) end of the site, with a large terraced garden to the rear.
- c) The proposal seeks to improve the modern living use and future proofing of the house. The proposed lift will allow full use of the property for the occupant and visitors alike. A new front door location and the incorporation of the garage into the living accommodation provides significantly improved ground floor layout with a reconfigured open plan living and dining space. The removal of the unused conservatory is proposed to provide a level access terrace to the rear of the property which the house currently lacks due to the garden level changes via stairs. The first floor is reconfigured to provide a

master suite and circulation access for the access lift. Additional accommodation within the first floor front extension allows an ensuite shower room to be provided to each bedroom. A modest balcony to the rear of the property, accessed from the master bedroom provides amenity space on this floor. The 2nd floor remains as existing with the addition of the lift access and an enlarged roof terrace to provide better access and improved utility.

Through good design the layout ensures a usable, durable and adaptable dwelling house with future flexibility in the use of the rooms to meet the needs of the family as it changes over time.

Site analysis and context appraisal have informed the layout so that loss of privacy or visual intrusion to the neighbours as a result of the proposed development is minimised. It is noted that similar balcony developments are to the front and rear of properties in the surrounding area, resulting in significant views into the application site and neighbouring properties from other balconies. Reduced privacy is therefore an accepted characteristic of the area.

(ii) Scale

The scale of the proposal is directly proportional with the existing property. The modest front 1st floor extension is designed to blend seamlessly and improve the fragmented existing front elevation. To the rear, the conservatory is to be removed, increasing useable amenity space.

The external lift shaft is provided to the flank of the property & does not impact any existing windows to the neighbouring property. The scale is proportionate to the existing property and the ridge height of the existing property is unchanged.

Gross Internal Floor Area Schedule

Area	Existing Sq M	Proposed Sq M (excl. lift shaft)	Proposed Sq M (inc. lift shaft)	Variance (compared to proposed inc. lift)
Ground Floor	118.3	113.2	113.2	-5.1
First Floor	81.8	85.6	87.8	6.0
2nd Floor	61.1	61.1	63.4	2.3
Total	261.2	259.9	264.4	3.2

(iii) **Landscaping**

The removal of the conservatory increases external amenity space. Replacement of the external stairs to the east of the site improve access to the property. The remaining external level, finishes and design are unchanged.

The site is appropriately landscaped to provide an attractive setting for the development that integrates with the surroundings

(iv) **Appearance**

The design of the proposals have been carefully considered to ensure that it sits within the surrounding context.

The front elevation extension seeks to rationalise the fragmented front elevation to provide a more coherent and attractive street frontage. The rear elevation is again rationalised and enhanced with the removal of the rear conservatory. Additional windows to the east elevation break up the flank wall and subtle enlargement and improvement of the front elevation windows again seek to enhance the overall appearance of the dwelling. The lift shaft is set back both from the front elevation of the property and the boundary to which it faces. The roof level is significantly below the existing ridge height of the property. The external treatment of the lift is proposed to be timber cladding/timber effect cladding to soften the form compared to the rendered house. This is also designed to blend with the surrounding context where a number of local properties use matching materials.



Levels

This is unchanged.

Access

Access to the property is not affected by the proposal. Access to the proposed house is directly from Bluett Avenue via an existing close-boarded gate. Ramped pedestrian access is provided to the main entrance door.

Off-street parking is provided on hard standing in the garden accessed via gates from Bluett Avenue. There is no reduction in provision for off-street parking. The off street parking provision can be organised to meet Lifetime Homes standards.

Access to Site & Parking

This is unchanged.

Refuse & Recycling

This is unchanged.

Sewer Connections

This is unchanged.

Flood Risk Assessment

The proposals make no to the flood risk of the existing proposal with the exception of the existing garage FFL being raised by 540mm which provides an improvement to the existing. Please see the separate submission for further information.

