

DESIGN & ACCESS STATEMENT

Two storey rear extension, Proposed alterations to existing single storey side extension with increase in ridge height to create accommodation at first floor level including 1 dormer window and 2 roof lights; Alterations to existing fenestration including new master bedroom balcony and 4 roof lights, extension to dormer and proposed composite cladding on dormers external walls

at

5 Simmons Green, Hayling Island, PO11 9PP



Figure 1: Front Elevation

June 2023

Prepared by: Jesper-Jay Harrington

Helyer Davies Architects Ltd

v2 (August 2023)

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling, 5 Simmons Green, on Hayling Island

This document outlines the proposed works to include:

- Proposed two-storey rear extension and single-storey side extension.
- Alterations to fenestration and the addition of a balcony and dormer
- Replacing hanging clay tiles with composite cladding

The following documents accompany the application:

- 21121_Drawings

Property Planning History

Ref: 95/50638/003

Description: Retrospective application for the refurbishment of existing slipway

Decision: Refuse perm/consent/refuse lawfulness

Date: 26 Oct 1995

Relevant Local Planning History

4 Simmons Green, Hayling Island, PO119PP

Ref: APP/21/00182

Description: Increase roof pitch over existing garage to create living accommodation; roof alterations including new dormers to front, side and rear elevations.

Decision: PERMIT

Date: 22 April 2021

2 Simmons Green, Hayling Island, PO119PP

Ref: APP/19/00630

Description: Alteration, extension and raising of roof. Removal of existing dormer window and insertion of 2No. skylights to north elevation, removal of existing dormer window and insertion of 1No. velux, roof glazing and replacement dormer window to south elevation. Alterations to fenestration on south, north and west elevations and increase in height of chimney on east elevation. (Resubmission of APP/16/00618).

Decision: PERMIT

Date: 09 August 2019

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Pre-app

On 2nd May 2023, pre-application advice was sought from Chichester Harbour Conservancy for the proposed works at 5 Simmons Green, Hayling Island. Feedback was received on 24th May (from Linda Park) as follows:

"Thank you for forwarding your plans and statement and requesting pre-application advice from the Conservancy. Having looked at the plans and information, I can agree that your plans are not radical, which is a good start! Dormers are clearly a part of the character of these properties, although it is a shame that the alterations at 5a are so unsympathetic to the property. You may be aware that the Conservancy objected to the retrospective application for the roof alterations at the time, and I must admit I am surprised that these were granted planning permission, as they are highly alien to the original property and unsympathetic to the area, including the AONB.

Your proposals are far more sympathetic to the property than those at 5a in my view. The only real concern I would raise is the proposal to increase the size of the side dormer. This is already a large, quite bulky dormer, and the plans show this being extended (approximately doubled in size) towards the Harbour's edge, which would make it more dominant on the roof slope and more visible from My Lords Pond than currently. Obviously, the Council has permitted a far more dominant looking roof extension at 5a so you may feel you wish to continue with these plans unadjusted given this point, but I would just point out that in my view the doubling of size of this dormer doesn't meet paragraph 22.1 of the AONB SPD which states that dormer windows should be in keeping and proportionate to the design and materials of the building, and should not dominate the façade. The plans as currently shown, therefore may result in an objection from the Conservancy on these grounds, given the property's position on the edge of the Harbour and the visibility of this dormer (as existing and proposed)."

Whilst we note the comments raised by CHC, the extended dormer remains in proportion with the main roof as it extends a similar distance to the proposed rear extension and ensures it remains set back from north elevation to reduce bulk and mass. Moreover, the works seek to replace the materials of the dormer to timber which is more sympathetic to the AONB than the existing machine-made red tiles which stand out against the weathered main roof which is darker in appearance. This change in appearance will be more sympathetic to the AONB and therefore reduce the visual impact of the building.

"I can appreciate however that seeing your immediate neighbour build large dormer extensions would appear to suggest that it should be ok for you to do the same – and it may be that the Council, as the Local Planning Authority, agree."

As identified in CHC's response, there are other examples in the area which set a precedent.

"I would not foresee an objection from the Conservancy relating to the proposed side extension, or the proposed rear dormer window, as its pitched roof helps to reduce its perceived bulk and results in a better relationship with the roof and quality of design. Also, as your plans demonstrate, the roof would not increase in height overall, and would not be out of keeping with the immediate neighbours. With regard to the proposed composite cladding, we would prefer to see a muted colour rather than a white or light colour (blue/grey) as these tend to stand out in views from the wider AONB landscape and are not in keeping with the traditional brick and clay tile character of the properties.

I hope the above comments are helpful. You will appreciate that these are my informal views, given without prejudice to any formal comments made by the Conservancy on any future planning application."

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2.0 SITE LOCATION

Surrounding Context



Figure 2: Google Map – Immediate Context

The detached dwelling is situated on Simmons Green in Selsmore, within a row of homes, each with gardens leading onto the Mengham Rithe. The surrounding dwellings use bricks and hanging tiles and many have existing dormer extensions, resulting in a varied roofscape across the row.



Figure 3: Google Map – Wider Context

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3.0 THE SITE



Figure 4: front view of the south elevation.



Figure 5: View of Simmons Green from Salterns Lane



Figure 6: View of garden (from proposed recessed balcony)



Figure 7: View of north elevation



Figure 8: Garden path between 5 and 5a Simmons green



Figure 9: View of front door

4.0 FLOOD RISK ASSESSMENT

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

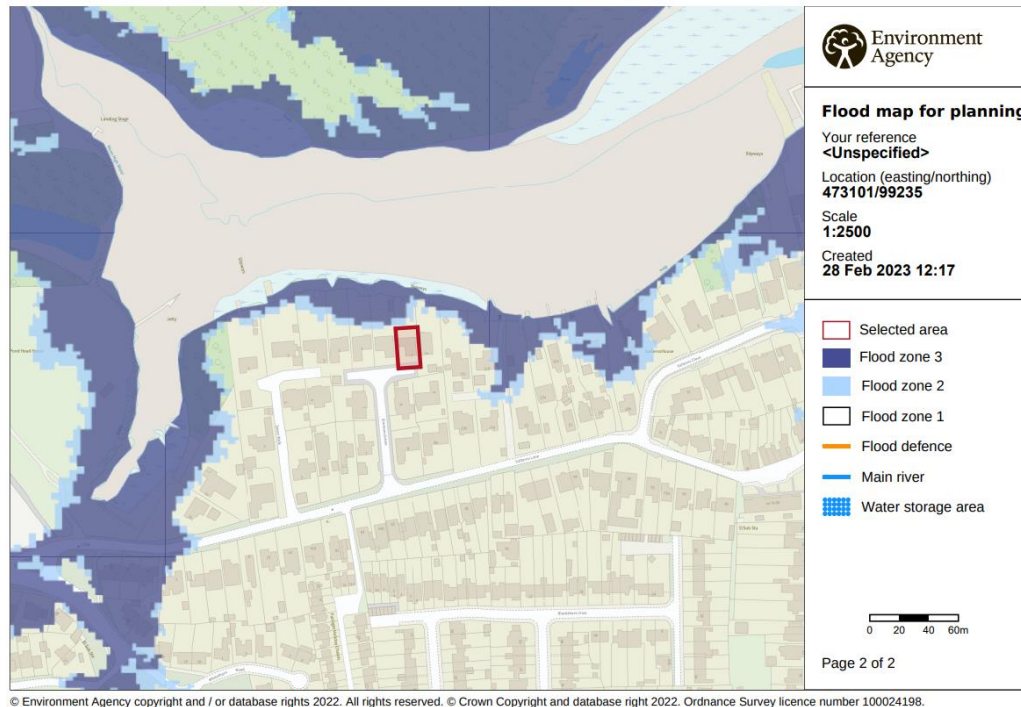


Figure 10: Environmental Agency Flood Risk Map

The site extends within the Environmental Agency's Flood Zones 1,2 and 3. Flood Zone 3 is defined as having a 'high probability of flooding' with greater than 0.1% (1 in 100) chance of flooding each year.

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

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5.0 Analysis and Mitigation of Flood Risk

The main dwelling is located in Flood Zone 1, with the garden to the north inside Flood Zones 2&3.

It is considered that the proposal does not increase the risk of flooding and there is no increased risk to the existing dwelling for the following reasons:

- No change is proposed to the existing levels of the dwelling.
- The ground floor level of the proposed habitable extensions are to match the existing ground floor level and are therefore not at any greater risk of flooding.

6.0 Mitigation of Existing Flood Risk

The proposals have been designed to mitigate any existing flood risks by:

- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.
- Any new drains will be fitted with one-way valves to ensure water cannot back up into the property.

7.0 DESIGN

The proposals are shown on drawing no. 22121-02.

- Two-storey extension to provide a new open plan kitchen-dining-living room with access to rear garden. The first floor of this extension will be occupied by a balcony leading from the master bedroom with enclosed sides to prevent overlooking neighbours.
- A Utility room extension on the east elevation to be removed and relocated further south.
- Alterations to the existing fenestration to include:
 - 6no. new rooflights at first floor.
 - New frameless glass balustrade and balcony on the north elevation.
 - High-level glazing for new proposed kitchen.
 - New triple sliding door opening onto garden on north elevation.
 - Addition of minor window openings throughout the ground floor.
- Extending the scale of the existing garage to accommodate for a new bedroom above.
- Extension to existing dormer on east elevation.

Use

C3 residential dwelling.

Appearance

The proposed works have been designed to respect and complement the existing character of the property and street through the use of materials.

Roof

The existing roof tiles are to be replaced with new slate roof tiles to match no.4 Simmons Green, next door.

Similarly, the new extensions are to use slate roof tiles.

Walls

The rear extension will use a mixture of brick (to match existing) and composite cladding. The extended dormer will be clad in a composite material.

Windows/Doors

All new doors and windows are to be visually similar to existing.

Amount

Existing

Ground floor: 85.76m²

First floor: 51.28m²

Garage: 22.96m²

Existing GIA: 160.00m²

Proposed

Ground floor: 103.11m²

First floor: 85.29m²

Garage: 22.26m²

Proposed GIA: 210.66 m²

Net Increase: + 41.66 ² (26.04 %)

Mass

The proposals seek to extend the ground floor living dining room to create a larger open plan area looking out onto the garden. This proposal is shown in figure 11 below.

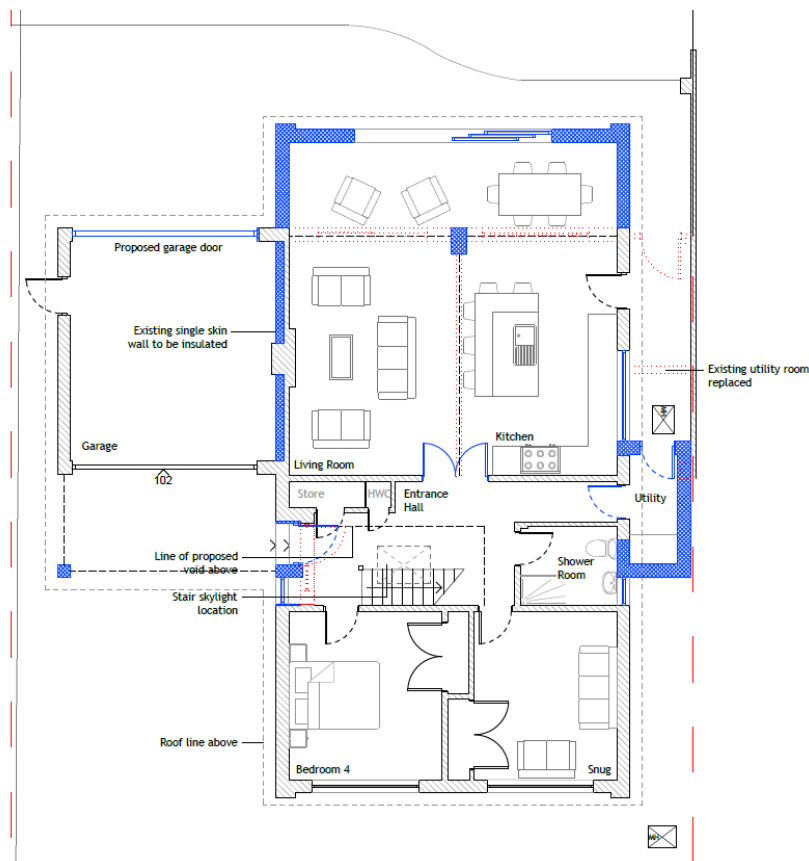


Figure 11: Proposed GF with proposed elements shown in blue and demolished elements shown in red.

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This extension to the ground floor will allow for the extension of the master bedroom and the addition of a balcony looking onto the rear garden. This new balcony is recessed behind brick piers to prevent overlooking neighbors to the east and west.

The enlarged garage roof will allow for a third bedroom to occupy the space above the garage.

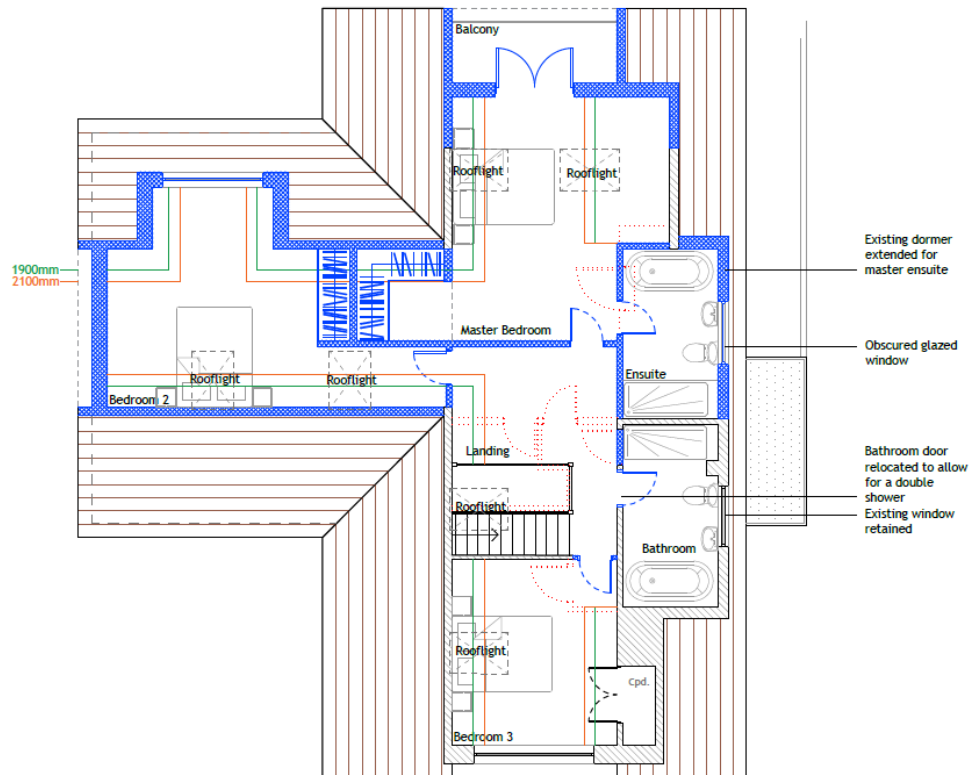


Figure 12: Proposed FF showing addition of extended garage roofline to accommodate a third bedroom.

Scale

The proposed rear and side extensions have been kept modest in scale so as to reduce the visual impact in the street and to neighbouring dwellings.

The neighboring property, 4 Simmons Green, has projections which match the ridge of the main house.

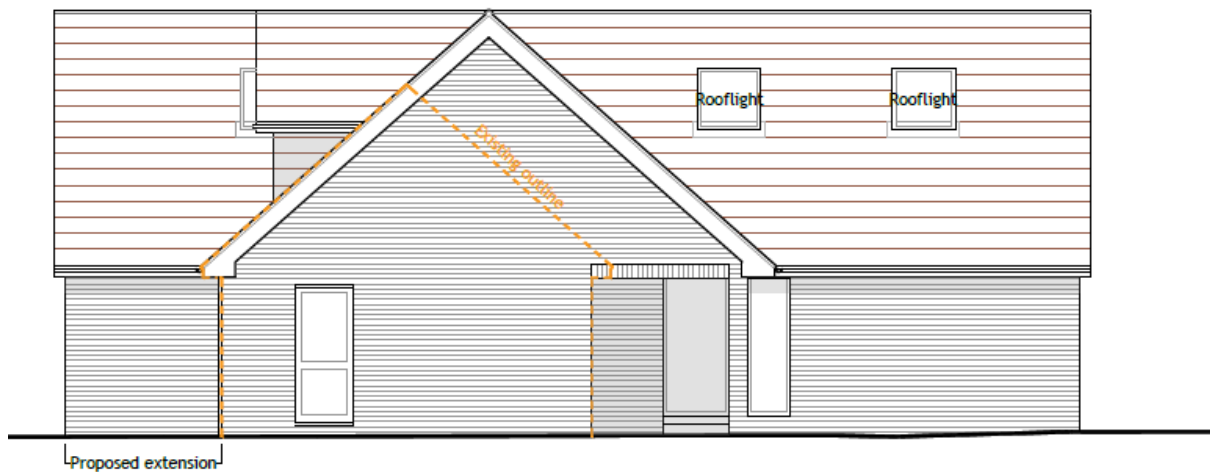


Figure 13: Proposed side elevation (West) with silhouette of existing shown in orange.

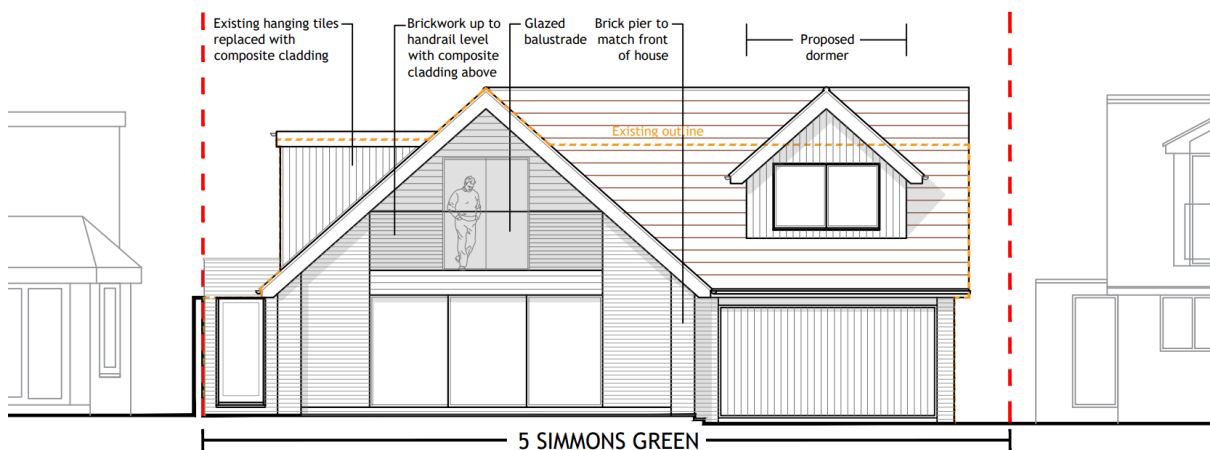


Figure 14: Proposed rear elevation (North) with silhouette of existing shown in orange.

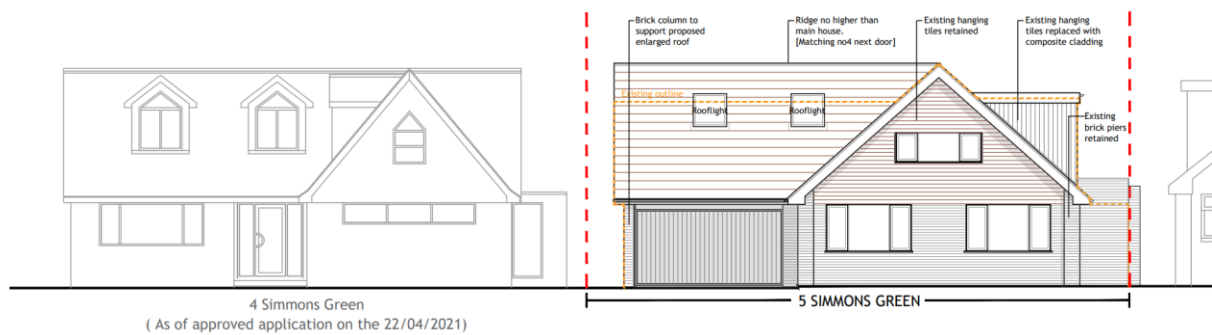


Figure 15: Proposed front elevation to match ridgeline of adjacent 4 Simmons Green, ensuring visually continuity within the street scene.

The proposals do not increase the maximum ridgeline, with the height of the extended garage roof rising to the level of the main dwelling, mimicking no.4 next door.

8.0 ACCESS

Access to the Site

No works are proposed to alter the existing access to the site.

Parking

The proposed works on the dwelling will not affect the existing parking arrangements.