

Design and Access Statement for Sides and rear extension and loft conversion at The Ranch Victoria road Hayling Island PO110LU

Site Description

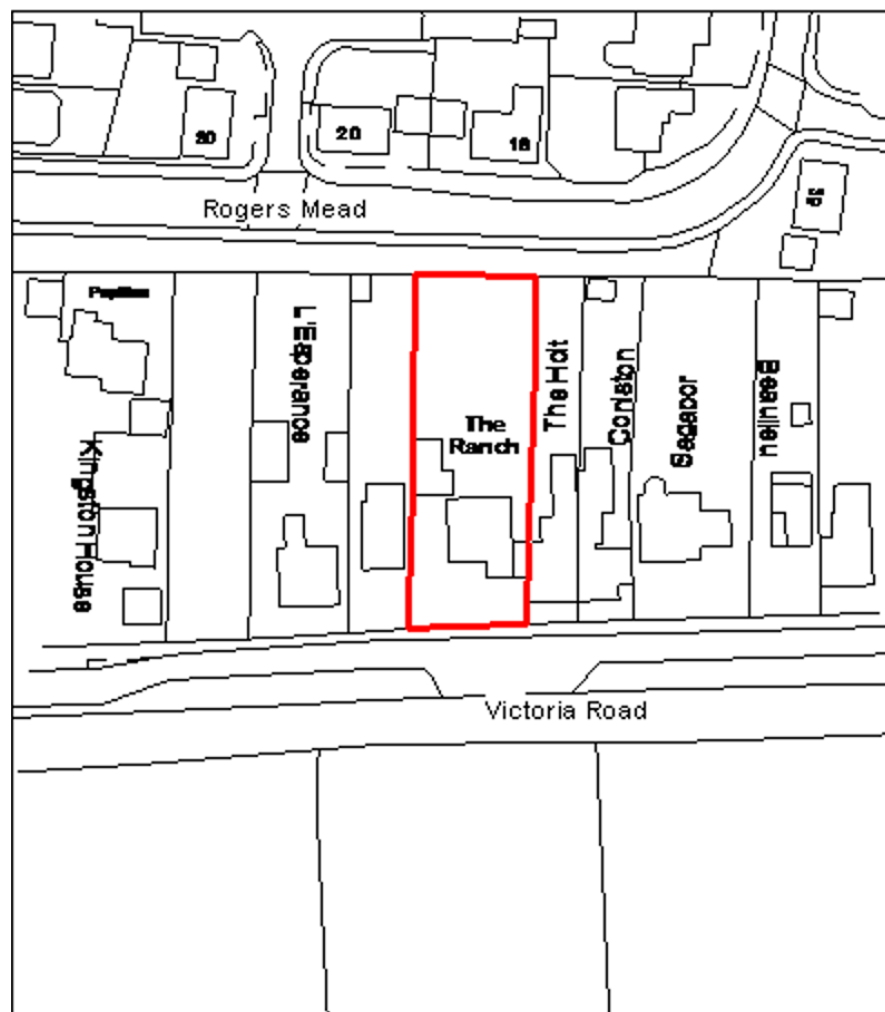
Hayling Island has evolved from a fishing and farming community.

Five miles to the north is the town of Havant, eight miles to the east is the city of Chichester and seven miles to the west is the city of Portsmouth. Following the introduction of the railway in the 1850s there has been a steady expansion of housing and leisure uses with much infilling in the 1960s and 70s.

Fishing and farming are now only minor activities on the island. The principle uses are now residential as a dormitory to the surrounding towns and cities, and leisure. Sailing, golf, windsurfing and the seashore are major attractions. There are holiday chalets, amusement parks permanent and touring caravan sites and many holiday (second) homes.

Victoria road is a non through road that is off the main Havant road which provides access on and off the Island.

The site is currently occupied by a dated single storey bungalow that has had a number of out building conversions and poor-quality extensions resulting in a poor visual appearance to the street scene. The plot is approximately 18.7metres wide and 54 metres deep and the rear is currently all garden with Rodgers mead running past the foot of the garden



Proposal

The proposal is to update the existing property and remove the outbuildings.

The building will be extended to both sides and to the rear and the roof void will be utilised to create additional bedroom space.

The design aims to

- Respect the privacy and right to light of the neighbouring properties
- Be in keeping and fit well into the surrounding area
- Provide the required Vehicle parking
- Follow existing building lines and heights within the street scene

The Street scene has a range of building types with a small bungalow to the west and a pair of two storey semi-detached houses to the east. The street scene view shows how the building design transitions from the two-storey nature of the western boundary to the single storey nature of the eastern boundary using a hip end roof structure to soften the impact on the smaller dwelling to the east.

Care has also been taken to avoid any first-floor windows to the side elevations to avoid overlooking.



We believe the design is in keeping with the with the plot and the surrounding area whilst offering a more modern take an a traditional chalet bungalow style and as such would ask the council to support the application