

Design and Access Statement for 3 Bed rear bungalow and alterations to existing house at 11 West Haye Road Hayling Island

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.

West Haye Road runs between Creek Road and East Stoke Avenue on the east side of Hayling Island. This is an area that historically has been much associated with leisure and holiday uses. There are large caravan parks, Sparkes Marina and the national sailing centre at Hayling Island Sailing Club close by.

West Haye road is an adopted highway with paths to both sides. It is residential with a small amount of through traffic.

West Haye Road is within walking distance of local amenities where there are Bus Connections, Mengham is a 20 minute walk where there are Public Houses, Motor Garage, Schools, Church, Local shops, Health Centre and a Dentist.

To the north east is Chichester Harbour. The harbour is tidal with exposed mud flats at low tide

There is a gradual improvement to the housing stock in the area as the early chalets and package timber bungalows are replaced by more conventional houses and bungalows of permanent construction.

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 15.5metres wide and 65 metres deep and the rear is currently all garden

Proposal

The proposal is to update the existing property and remove/ alter the outbuildings and extensions to allow the creation of an access road down the side of the plot. The plot will then be split to create an additional rear plot for a three bedroomed bungalow.

Both the existing and proposed will be white rendered buildings with grey slate effect roofs and grey windows as per several already done in this style within the street scene.

It should be noted that a very similar proposal has been approved and built next door to this proposal, the original plot was identical in size to 11 west Haye road and the proposed bungalow at 11 west Haye road is slightly smaller in size and height from its neighbour.

We therefore believe the precedent has been set for this back land development and would seek council support for the application