

50 SANDY POINT ROAD HAYLING ISLAND.

DESIGN AND ACCESS STATEMENT.

LOCATION:

The existing property is situated on the South side of Sandy Point Road, about 50 metres West of the junction with Coronation Road. The area is almost entirely residential in nature and consists of a mixture of detached and semi detached houses, bungalows and chalet style bungalows.

EXISTING PROPERTY:

The existing building is a small detached bungalow of substandard construction possibly built in the 1950s.

PROPOSALS:

The proposals are to demolish the existing bungalow and construct a two storey dwelling as per attached drawings.

The proposed accommodation will consist of living room, kitchen and dining room to the ground floor, three bedrooms, and two bathrooms to the first floor. There will be two car parking spaces at the front and the rear garden will be 14 mtrs long.

The construction proposed will be a flat white render to the ground floor, natural timber cladding to the first floor with a slate roof. The windows will be mid grey aluminium finish.

A pre app was made earlier this year (your ref. GEN/19/00784), and we have adjusted the original draft plans to address the overlooking issues relevant to no 52 Sandy Point Road by recessing the front section of the new build and orientating first floor windows to the front and back of the property.

We have also attached a Flood Risk Assessment as requested.