

Single storey rear extension

at

**5 Spinnaker Grange
Hayling Island
Hampshire
PO11 0SJ**



Figure 1: Rear of Dwelling

INTRODUCTION

Helyer Davies Architects have been appointed to design a rear single storey extension to the dwelling to accommodate a large family room.

Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in July 2019. The OS extracts are to show the site location and block plan only.

Planning History

04/67928/001 – [No.5] Part two storey, part first floor extension to side (south) elevation.

Planning Precedents.

APP/19/00591 – no. 17. - First floor side extension incorporating new front gable, single storey rear extension with balcony over. – Approved August 2019

09/73704/000 – no. 8, - Single storey extension to rear of property – Approved June 2009

SITE LOCATION

Surrounding Context

5 Spinnaker Grange is located in Northney on Hayling Island, it is a modern brick and stone built estate and has views across farmland to the Marina and sea.



Figure 2: Ariel Maps (from Google Maps)

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

Site photos



Rear of House where single storey extension will sit. The conservatory will be demolished as part of the works.



Front of property – there will be no changes to this as part of the application.

3.0 FLOOD RISK ASSESSMENT

3.1 Flood Zones

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

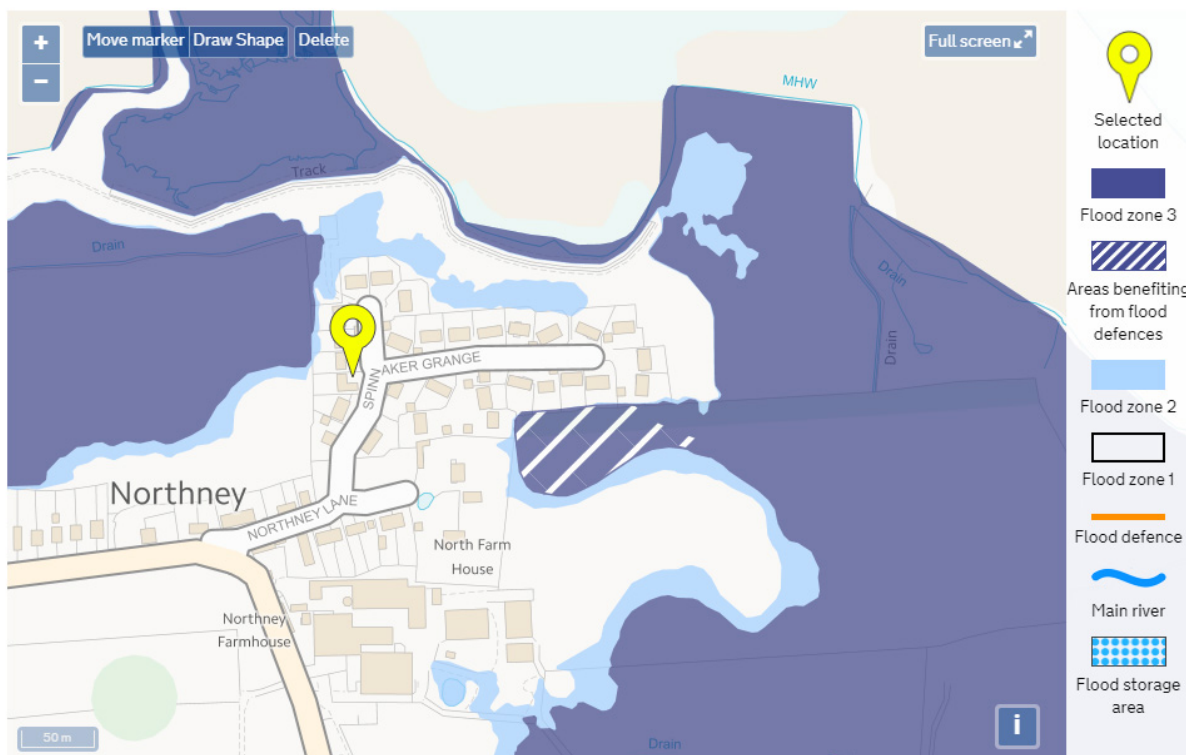


Figure 6: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

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 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)

The site is located within The Environmental Agencies Flood Zone 1, which is defined as having a 'low probability of flooding' and adjacent to Flood Zone 2&3. We do not believe our application requires a full flood risk assessment as the proposals will not increase flood risk either on the site or

the surrounding area. The floor level of the proposed ground floor extension will match the existing ground floor level.

DESIGN

The Proposed

The proposals seek to extend the ground floor of the existing property with a contemporary flat roof structure. The materials will be rendered walls, powder coated aluminum windows and a sedum roof.

The existing and proposed layouts are shown on the attached drawings.

At the first floor level we have illustrated a balcony area so enable views to the farmland and marina. We propose erecting a frosted glass screen to the side to improve privacy

Amount

Existing Floor Area

Ground Floor: 118.7 m²

First Floor: 81.5 m²

Total: 200.2m²

Proposed Floor Area

Ground Floor: 133.4 m²

First Floor: 81.5 m²

Total: 214.9m²

Total Net Increase: 14.7m²

Mass / Scale

The extension is a single storey structure and will sit well / in keeping on the road alongside the other 2 storey houses with single storey rear extensions.

Landscaping

A proposed new patio will be accessed from the rear extension. There are no other changes to the landscaping.

Sustainable design

The proposals have been designed to achieve U-values that exceed the required compliance for existing dwellings. In addition to this, the ground floor extension floor level will match the existing ground floor level to ensure the building provides level access throughout.

Access to Site

There are no proposals to change or alter access to or from the site.

Parking Plan

Parking is not relevant to this application.