

Planning Statement

Erection of Detached Single Storey
Residential Annexe

No 1 Bacon Lane, Hayling Island
PO11 0DN



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1) Summary of Site and Proposal:

- 2) The application site is located on east side of Bacon Lane close to the junction of Beach Road. The "L" shaped plot extends towards Beach Road with the main house occupying the site with vehicular access facing Bacon Lane. The amenity area located to the southern and eastern part of the site includes outdoor swimming pool and outbuilding. The area is relatively high density residential, with a mixture of dwellings and flatted developments with ranging plots sizes.
- 3) The proposal to seek planning permission for a new detached single storey residential annexe within the grounds of the dwelling with basic amenities. The purpose of the annexe is to provide independent and additional living for the applicant's youngest son and his new family but have the security of being close to home for the support of their new grandson. The annexe remains incidental to the main dwelling and also in the same ownership.

2) Details of the Proposal:

- 1) The proposed annexe will be tucked into the top left corner of the garden sitting alongside flats at 1A Bacon Lane facing Beach Road. The private amenity still will remain at a good level for the site.
- 2) The proposal provides an affordable unit of ancillary accommodation for the family and also ensures the site is being used efficiently.
- 3) The annexe is proposed as a contemporary modular new structure

referred to as a “Smart Greenhouse “. and providing many Eco benefits and would clearly be subservient in size and scale to its surroundings.

Whilst we accept that the proposed accommodation would contain all the facilities required for it to be used as an independent unit, its overall size would be small and the level of facilities it would provide would be basic, which is what would be expected for accommodation that is ancillary to the main dwelling.

- 4) The annexe will be serviced and wired into the existing main house utility meters also the use of the main resident's address and telephone line, this will reinforce that the occupation of this unit remains ancillary.
Furthermore, It has been agreed the existing garden wall between the main house and the annexe will be removed, again to providing a clear link between the main dwelling house and the annexe.
- 5) The external finish does not have to be 'white' as stated on the main application and can be in a variety of i.e colours, brick slips, wood panels etc. If the Council are amenable to the planning application, the applicant are happy for the final aesthetic finish to be approved by them as a condition of the approval
- 6) The refuse waste from the new annexe will be taken and disposed into the existing main residents' bins storage area.
- 7) Both the main dwelling and the annexe will share the existing vehicular access and parking arrangements off Bacon Lane. The area provides ample parking and vehicle manoeuvring facilities.
- 8) It was suggested for the side gate on Beach Road to be blocked up but

this gate is regularly used for pedestrian and electric bike (which are stored in the existing outbuilding) access to the beach via the gate within. The applicants have also used this area for storage of their boat over the winter period. It also provides additional parking when relatives and friends visit for family occasions (Christmas and birthdays etc..) and access for deliveries to the rear of the main house. Therefore, this access is currently used for the main residence so removing this would affect the current convenience of the applicant and wishes this remains as its current use.

3) An Environmental Role

- 1) The structure is off-site modular construction with all finishes complete prior to delivery. The structure is delivered to site and craned into position and connected to the services which minimise waste and any negative impact during construction/installation.
- 2) The structure is a metal insulated building panels conforming above our current building regulations requirements with a typical structure erected and completed on site within a 2 week time frame thus minimising the normally associated general noise and other disturbances on site.
- 3) The erection of this contemporary building will be a benefit to the Island as it is a revolutionary new eco-friendly approach to building. The products have a high level of acoustic and thermal insulation thanks to its specially developed proprietary panels. In the interior's acoustic testing we got less than 35-40(R(Db)) and the PU foam for thermal insulation has a temperature gradient of ≤ 0.02 . The building will also be utilised as a 'show home' for prospective buyers around Hampshire. The manufacturers are

engaged with a number of local authorities around the UK to provide low cost sustainable building solutions - they are seeking land from councils and working on joint ventures to install 'pod designs' to provide shelter/homes at a fraction of the current cost.

- 4) Section 7 of the NPPF encourages the design of new development to be of a high standard and contribute to sustainability. The use of natural environmentally friendly materials with the annexe heeds this advice. The contemporary design of the annexe represents the highest standard of garden architecture and should be commended.

5) Conclusion:-

We feel the development would respect and preserve the character and appearance of the area and sit comfortably with the large plot.

We are happy for a condition which could be attached to this permission to ensure that the occupation of this unit remains ancillary.

We respectfully ask that planning permission be granted for the proposed annexe.