

Application for new Double Garage at Rear of 101 Havant Road, Hayling Island PO11 0LE

Design and Access Statement

Introduction

This document is in support of a planning application for a new garage at the rear of 101 Havant Road, Hayling Island, PO11 0LE. Two previous applications have been granted for a larger double garage on the plot (APP/17/00616 and APP/18/00653) both of which lapse on 01 August 2020.

Context + Planning History

101 Havant Road is one of 4no. terraced houses that forms Clarence Terrace on Havant Road, dating from 1885. The terrace has seen various forms of alteration and change throughout its lifetime and while maintaining the character of the front elevation, the rear of the buildings have varied significantly with previous extensions and new outbuildings.

The known Planning History for 101 Havant Road is that the ground floor bathroom was developed around the 1950's, whilst an extension to the first floor over the bathrooms was approved in the 2000s, which consolidated the overall form of the terrace without historical indents.

During their lifetime, the neighbouring properties at 97, 99 and 105 have also been developed with extensions and large garages served off of West Lane to the rear of the properties. It is this precedent that we seek to follow with this application.

Site description and topography

The site is predominantly flat with the ground level rising then sloping sharply down to the West Lane across the existing driveway away. The site is generally rectangular, with the garden broadening 5m from the rear of the house and tapering to a point in the south west corner. The site area is 0.044 hectares.

Garage Design

The garage has been sited on the rear edge of the driveway (allowing for cars to leave the carriageway fully and wait while a roller door is opened) and between the existing south boundary line and the existing footpath to the property, with the intention to retain both the existing fence and path. In comparison to the neighbours, this location is closer to West Lane than the garage at 99 and set back compared to no. 105. It is considered that this location does not over burden the site with hard landscape and allows for the greatest area of lawn and planting to be retained.

The garage has been designed with a gabled roof, which is longer than it is wide with maximum south facing roof slope to benefit possible future photovoltaic panel installation. This form has been decided upon in order to minimise the visual disruption and view from the terrace across towards the Billy Line.

The materials are traditional in their choice with a multi stock brick to blend with the surrounding buildings, a slate roof with half round ridge and exposed rafter feet. Garage doors are to be of PPC aluminium construction, rear doors will be uPVC to match the house.

Eaves height is to tie in with the head of the garage door, for which a 7 foot door has been chosen to allow suitable access for a van. The eaves is significantly lower than the adjacent garage at No. 99 and slightly taller than the outbuilding shared by both No. 101 + 99, although this is quite short in stature.

Landscape Design

The garden is quite mature along its northern boundary with a few trees located within the main body of the garden.

The existing driveway is tarmac and slopes steeply from West Lane before dropping down a little towards the fence. The irregular slope is unsuitable for a number of modern cars which scrape front and rear bumpers on entry and exit. It is proposed that the driveway would be reshaped slightly by removing material from site to form a gentler, consistent gradient from the boundary to the Garage.

Havant Borough Design SPG + Permitted Development

Whilst the Havant Borough Design SPG focuses more on extensions rather than out buildings, the proposed design does respect some of the key points. Material choice is intentionally in keeping with the terrace and the neighbouring out buildings and the roof pitches also reflect the main house and outbuildings.

The SPG also notes that some developments may be Permitted Development, however the garage overall height is slightly greater than four metres with a dual pitched roof.

This supporting statement was formulated in accordance with:

CABE's Guide to 'Design and Access Statements How to write, read and use them.'