

Design and access Statement for 9 Manor Way Hayling Island Hampshire PO119JH

The aim of the design is to add a rear single storey extension of 3.8m with an eaves height below 2.7m. The design style and materials will match the existing dwelling and will have little impact on the size of the rear garden space and neighbouring properties.

Originally it was believed that this proposal would be covered by permitted development as the existing side garage appears to have been built along the full depth of the dwelling when the original house was constructed in the early 1970's, however the original planning approval for the construction of the dwelling when new shows the garage only covering half the depth of the property. We now believe the garage was built to the full depth of the property when new but without planning and thus we are submitting a planning application to avoid dispute at a later date.