



APPENDIX E

Design and Access Statement – Kilrush, Marine Walk, Hayling Island, Hampshire PO11 9PQ

Summary

This supporting Design and Access Statement has been prepared to accompany the planning application for the erection of a double bay garage at Kilrush, Marine Walk, Hayling Island, Hampshire PO11 9PQ.

Location

The application site is situated on a private property off Marine Walk, Hayling Island, Hampshire PO11 9PQ.

A few properties along from the proposed development there are garages situated close to Marine Walk. See photos provided in Appendix F and Appendix G.

Pre-planning discussion

The proposed scheme has been discussed at a pre-planning meeting and advice given by the Principal Planner, Mrs. D. Haywood. Comments made in her letter dated 1 April 2019 [Ref GEN/19/00119 suggests that as the property occupies a long plot with the dwelling set back from the road, in order to ensure that the structure is not dominant in the street scene the building should be set back with screen landscaping and its bulk minimised by the use of a fully hipped roof. This advice has been incorporated within the proposal.

Landscaping

As suggested by the Principal Planner we will incorporate full screen landscaping.

Design

To minimise the impact on the surrounding area the garage will be constructed from natural materials – oak and softwood set back from Marine Walk with a fully hipped roof tiled with Redland Rosemary tile to match the existing house.

The rear element of the building is reduced in height, bulk and mass when compared to the front to ensure its presence is minimised from the neighbouring properties.

Conclusion

The building sits comfortably in the street scene and will not detract from the existing and surrounding properties.