

June 2019

Planning Statement

Proposed extension to the front elevation and conversion of rear hip to a gable end.

at

20 St Mary's Road, Hayling Island, Hants, PO11 9BY





Introduction

This planning statement is in support of an application for a householder planning application for 20 St Mary's Road, Hayling Island by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

20 St Mary's Road is located along a predominantly residential road with some commercial premises. The property is a mid century brick construction with some render finish to the front elevation and a concrete tiled roof. Significant alterations were undertaken to the house in 2016 after an approved planning application for the alterations in 2015 – APP/15/00909.

The alterations facilitated bedrooms at first floor which were served by a dormer to allow for full head height. Bedroom 3 however is set within a pitched roof and only has full head height at the ridge, and is served by a roof window on the hip roof.

The property is set back from the road to provide parking for four cars with good distance to the west boundary for side access. The rear garden is private and proportional to the property in size.

The Proposal – Design and impact

The alterations proposed to the house will provide for a gable end to bedroom 3 which will allow for a full window within the new gable. This will improve the quality of light within the roof as well as to serve as an egress window in the event of a fire but will not affect the neighbouring properties with regard to overlooking, as there is already a head high roof window in this location.

The extension to the front elevation will allow for an enlarged Bedroom 2 with storage space which is much needed due to the restricted headroom at first floor and can be used by both bedrooms. We have also designed a dormer window to Bedroom 2 which works in conjunction with the new gable end of the first floor extension, using as it does the same materials and pitch.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies CS16 High Quality Design.

Evaluation

The proposed alterations to the property have been designed to meet my client's brief for providing a suitable house for their family. There has been several approved applications nearby over the last few years, it is our opinion that the proposals to 20 are similar in scale and to these approved applications.



Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal will compliment and match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed by Mark Davsion

For and on behalf of iDraw Architecture