

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 double garage at the rear of 101 Havant Road, Hayling Island, PO11 0LE.

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.

An application for a similar garage was approved on 1st August 2017 (17/00616)

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

This revised submission seeks a variation on the approved scheme. The floor plan remains the same as approved, as well as the principle parts of the facade, however, the roof has been varied from four hips with an apex to a barn hipped arrangement. The reason for this is to allow greater roof area on the south facing pitch to allow for possible future installation of PV panels for electric car charging. The raised gables of the east and west elevations have been softened with black painted timber cladding.

Eaves height is slightly lower than approved (150mm) to help mitigate against any perceived impact on 99 Havant Road from the increased volume of the newly proposed roof

Landscape Design

The garden is quite mature along its northern boundary with a few trees located within the main body of the garden. Three small trees have been removed to facilitate the works on the basis of the previous approval.

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.

The proposed layout of the driveway shall not change with the ability to park 2no. cars in front of the garage with direct access to West Lane and the potential to park a third car alongside the gate, which can be blocked by the other cars.

This supporting statement was formulated in accordance with:
CABE's Guide to 'Design and Access Statements How to write, read and use them.'