

DESIGN AND ACCESS STATEMENT

**Re: PROPOSED REAR EXTENSIONS TO EXISTING DORMER AND
CHANGE ROOF TILES TO NATURAL SLATE**

At: 5A SIMMONS GREEN, HAYLING ISLAND, HANTS , PO11 9PP

1. **Introduction:** This Design and Access Statement (DAS) accompanies an application for rear extensions to dormers at 5a Simmons Green, Hayling Island, PO11 9PP. The DAS has been written to meet the requirements of Article 4C of the Town and County Planning (General Development Procedure) as amended
2. **Context:** The property is a 1960's detached chalet bungalow with four bedrooms, plus a box room with a detached garage sited in the front garden; located in a small close within the Hayling Island South AONB. The front faces south with the rear garden facing an estuary of Chichester Harbour. The design principles and concepts are to harmonise with the existing house, to provide en-suite facilities, improve natural day light to the main rear bedroom and enhance the view of the water front to the rear of the property.
3. **Amount:** The proposals allow for the slight enlargement of the first floor rear bedroom and with internal alterations the provision of en-suite shower rooms, one on the ground floor and the second to the first floor main bedroom.
4. **Layout:** The layout remains basically the same with two bedrooms to the ground floor and by removing internal partition walls, the opening up of the kitchen, diner and lounge as one family room. On the first floor there is a front bedroom, bathroom, box room and the main rear bedroom with its new en-suite facilities. There is no increase to the footprint of the property.
5. **Scale:** The height of the dormer extensions are the same as the existing and the first floor, the actual increase to the floor area is only 9.7m². The additional volume of the dormers are (east side $2/2 \times 1.6 \times 3.9 = 6.24\text{m}^2$); (west side $2.6/2 \times 2.2 \times 5.3 = 15.15\text{m}^2$) a total of 21.39m³. The east dormer is set back some 1.3m from the roof's edge and the side wall of the house is almost 6.0m from the east side boundary
6. **Landscaping:** Any landscaping will harmonise with the existing and the front and rear gardens are unaffected by the proposals. The access to the front driveway and garage is also unaffected.
7. **Appearance:** The front and rear house profiles are unchanged with dormer roof heights remaining the same. There are already two windows to the east dormer with a third being added to the far rear corner of the pitched roof. One additional small window with opaque glass is to be added to the west dormer. The rear first floor large window is altered to a larger window sub divided with vertical glazing bars to improve the view of the estuary and these complement the style of the house. The roof is to be re-covered in natural slate with the front and rear first floor levels and dormers clad in burnt larch, natural timber boarding. There are various

style properties with different type roofs within the close. It is noticed that the east side property of 11c Salterns Lane is positioned well forward of 5A Simmons Green.

8. **Access:** The application makes no change to the road access. The site is fairly level with parking spaces to driveway of the front garden. There are bus routes close by and the transport network is capable of supporting this application.
9. **Consultation:** The neighbours either side have been consulted and made aware of the proposals. In view of the distance to the properties opposite , these owners have not been consulted and there are no properties to the rear. The proposed extension will meet requirements of part M of the building regulations. The design has taken into account the Local Authority Guidelines.
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