

Design and Access Statement

Replacement dwelling at 75 Creek Road, Hayling Island, PO11 9RA

Issue 01 JULY2018

1. Introduction

The planning application seeks permission for the removal of a bungalow to be replaced by a new chalet style bungalow.

2. Context

75 Creek Road occupies a corner plot, on the corner between Creek Road and Eastoke Avenue.

The existing bungalow is an old asbestos clad, timber frame building which is not suited to alteration and extension. The proposal seeks to demolish the existing property and its wholesale replacement.

The site is level with no large trees. The site is relatively square, 20m along a side.

The surrounding housing is a mix of bungalows, chalet bungalows and two storey properties.

Many of the properties nearby have undergone enlargement, alteration and extension. Relevant recent examples are 16 Eastoke Avenue (APP/17/00920) and 54 Eastoke Avenue (APP/16/00560).

According to the Environment Agency Flood Map for Planning, the site resides in flood zone 1.

The boundaries are enclosed by timber garden fences with shrubs and mature planting inboard.

3. The proposal

The chalet style bungalow is a common building type in the locality, and the proposal will be constructed from a palette of materials also appropriate to the character of the surrounding area.

The original building received light throughout the day well and related nicely to the surrounding garden. As such the proposed new building is orientated on the site in precisely the same way as the existing property it replaces.

The footprint of the building has been squared off, infilling the northern corner of the plan. The existing bungalow is a single leaf timber frame structure. The proposal will likely be cavity wall construction. This being the case the footprint of the proposal has increased by the width of the wider wall construction. Otherwise the buildings are of very similar size.

The proposal accommodates three bedrooms in the roof. The size and scale of the new roof is similar with the neighbouring property, 36b Eastoke Avenue. There are also many other properties nearby of greater size and scale than the proposal.

The orientation of the proposal and positioning of first floor windows is such that no overlooking of neighbours occurs. The outlook from the three bedroom dormer windows is towards the front of the property and Creek Road/Stroke Avenue.

The remaining bathroom dormer windows are situated at the back of the property. These will be constructed with obscured glass and only fanlights that open above eyeline. Furthermore, the velux type roof windows over the staircase will be positioned with the lowest part of the window above eyeline. There is one small south-east facing gable window which looks in to the proposal's front garden. Employing this rigour with the orientation and treatment of the proposed fenestration ensures the proposal does not overlook any neighbouring properties.

4. Highways and parking provision

A parking provision of 3 spaces has been allowed for. Two driveway spaces and a space within the existing garage.

Each space measures a minimum of 2.4m x 4.8m.

5. Community Infrastructure Levy (CIL)

Subject to the level being established and any exemptions applied, the applicant agrees to the requirement for payment of CIL contributions.

6. Solent Mitigation Scheme

Subject to the level being established and any exemptions applied, the applicant agrees to the requirement for financial contribution to the Solent Mitigation Scheme.