

DESIGN & ACCESS STATEMENT

East View, Manor Road, Hayling Island PO110QH

Proposed construction of a modern two storey energy efficient house including car parking, and refuse storage. Removal of existing office building and extension of existing vehicular access.

INTRODUCTION

This proposal comes from the existing owners of East View and aims to make more efficient use of a large site, which currently includes a detached house a separate office building and a large garden. The application proposes the erection of a single detached dwelling in the rear garden. It is proposed that the existing vehicular access is reconfigured to enable parking for both existing and proposed dwellings. The proposed dwelling will be a self build project and become the new home of the existing site owners

THE SITE

The site (0.16ha) is located within the settlement area boundary of Hayling Island, on the western side of Manor Road (A3023), approximately 46m to the South of the turn into the manor road cul-de-sac. The area is mainly residential properties of two storey height. To the east of Manor Road is Hayling Island Holiday Park. The site comprises a detached, two storey brick dwelling of traditional design. The site includes an extensive garden area to the rear which is generally open but bordered by tall hedging with some timber fencing in addition there are two outbuildings to the rear and rear south boundaries as well as a large office building close to the original dwelling (proposed to be removed.) Transport to the site is good with a sustainable location within the settlement boundary. Circulatory routes 30 and 31 of the Stagecoach Bus Service run regularly along Manor Road. There are bus stops located directly outside The hayling Holiday park 90 metres to the North

FLOOD RISK

The Environment Agency flood maps confirm that the site falls within Flood Zone 1; an area not considered at risk from flooding

CONSERVATION

The site is not located within a Conservation Area, nor are there Listed buildings in the immediate locality.

PLANNING HISTORY.

In 2008 an application was made for the creation of two dwellings on the same site whilst this application was refused further work was undertaken and a revised scheme developed after consultation with the planning team however the owner decided not to proceed as they had other plans for the potential site, the proposed single dwelling use of the site with the building set further back on the site aims to address the concerns of the original application.

SCALE

The immediate locality characteristically includes residential properties of two storeys. The application site has an existing two storey, detached house whilst the neighbouring plot to the south is a semi - detached two storey house and the houses to the north and northern boundary are two storey terraced houses. The application proposes an infill detached, house to the rear of East view with access via the southern side of East View. The scale of the new dwelling will be appropriate to the immediate and local context.

DESIGN AND USE OF SITE

The application plot has an extensive rear garden with wide side access. It is considered that the site has potential to accommodate a back fill residential unit

The application proposes a 175 sqm detached, four bed house The dwelling will include associated bin storage along with provision for 4 No. car parking spaces for the proposed dwelling. And three for the existing dwelling

The design recognises the adjacent building lines and scale, garden and parking requirements. Neighbouring properties have dictated the height and location of the proposed dwelling, the closest first floor view to the proposed dwelling is 34m to the eastern property with all other boundaries being in excess of this distance.

Care house been taken to restrict first floor views to the North and South of the Property thus protecting the neighbours garden space, in addition, the replacement of the existing noisy gravel surface with a permeable ridged surface will ensure reduced noise levels from vehicles entering the proposed dwelling

Situated in a sustainable location, the site presents a good opportunity for making more efficient use of the land whilst ensuring no significant impact on neighbouring amenity.

The existing house includes a vehicular access from Manor Road. The application proposes to utilise this existing access.

Policy CS17 of the Havant Borough Local Plan is particularly relevant to this application.

SUSTAINABILITY

The scheme seeks to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies and provision for waste recycling. The dwelling will be designed to meet current Building Regulations standards.

The following measures are to be incorporated within the scheme:

It is proposed that the new dwelling will generate at least 10% of energy requirement from on- site renewable energy equipment. Water efficiency, Low flush toilets, flow regulated spray taps and showerheads Water efficient appliances.

Sustainable Construction measures proposed, include: Locally sourced materials where possible, use of recyclable and natural materials where possible, use of non-toxic materials, paints, and low maintenance materials

Energy efficiency measures include high insulation values, draught proofed windows and doors for maximum airtightness, double and triple glazed windows with low-E glass, insulated hot water tanks and pipes, light sensors, movement sensors for outdoor or communal area, energy and efficient white goods

Sustainable heating systems measures to include energy efficient condensing boilers, low energy light fittings.

The dwelling has secure garage and garden storage for cycles thus encouraging residents to choose this alternative means of transport.

Surface water measures will be taken to prevent increases in surface water run off by minimising the amount of non-porous hard standing areas in favour of grass, planting beds or permeable paving

The simple detailing of the building will ensure ease of construction

CONCLUSION

This application seeks to make more efficient use of the plot by the proposed construction of a back fill detached dwelling within the rear garden area to the west of the existing property. The proposed dwelling has been designed to minimise any adverse impact upon the amenity of the neighbouring properties in terms of daylight or overbearingness. The design and siting of the dwelling will be appropriate to the streetscene and local context.

The proposed development has been designed in accordance with the National Planning Policy Framework and relevant policies contained within the Havant Borough Core Strategy and SPD.

The application proposes a sustainable solution which seeks to respect and improve the character and appearance of the local area. The proposed dwelling with appropriate levels of car parking and cycle storage will contribute to the supply of homes and thus meet local needs as part of the Havant Housing Development Action Plan.