

June 2017

Planning Statement

Proposed two storey extension to front elevation.

at

4 St Helen's Road, Hayling Island, Hants PO11 0BT.



Introduction

This planning statement is in support of an application for a householder planning application for 4 St Helen's Road, Hayling Island, by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

4 St Helen's Road is situated on a quiet residential street. The vehicular access on to site is from the road via a private driveway to the south of the site. There is parking for several cars on the hardstanding, the garage is not used for parking.

The property is late-mid 20th century, and is owned and occupied by the applicants. The property is constructed of brickwork with render finish to the ground floor. The roof cover is by a clay type tile.

The Proposal – Design and impact

The alterations proposed to the house will provide for an enlarged bedroom 4 as the current one is too small for a family home. The design has been carefully considered to enhance the front elevation of the property.

Planning Policy

The proposal has been considered for impact on the neighbouring properties, and the proposals have been discussed with the immediate neighbours.

Evaluation

The proposed alterations to the property have been designed to meet our client's brief for providing a suitable house for a modern lifestyle.

Amount

The habitable floor area to the existing house is approximately 163m² over two floors. The additional floor area is approximately 36m².

Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal will be to match those existing at the ground floor on the property. The addition of the cladding to first floor will improve the aesthetic in our view.

Accessibility

The access to both the site and property will not be altered from how it exists now.

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 Davison

For and on behalf of iDraw Architecture