

July 2017

Planning Statement – Revision A

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.

This revision of the statement should be read in conjunction with drawing numbers 16.210.101_Revision B which numbers the rooms differently from the previous version of the same drawing, and 16.210.100_Revision B which shows the existing layout.

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 – Room sizes.

The alterations proposed to the house will provide for a total of five reasonably sized bedrooms to serve the applicants and their family of four children, aged from 6 to 15. The youngest child is currently using bedroom five, which is 5 sq mtrs in area and an irregular shape.

The minimum standard room size for rental properties was proposed by the government in 2015, and is taken from the Third Edition of The Metric Handbook section 8-3 Table IV. The *minimum* single bedroom size for a house of 6 residents according to these sources is 6.5 sq mtrs with a recommended area of 8 sq mtrs.

The current bedroom 5 at 5 sq mtrs actually falls 1.5 sq mtrs *below this minimum standard, and well below the recommended area*. The fact that the bed had to be cut to fit into this room, and that the applicants are unable to fit a wardrobe into this room back up this design standard.

With the proposed design bedroom five will be removed and the creation of another bedroom will mean that the smallest bedroom will be 10 sq mtrs in area.

The design has been carefully considered to enhance the front elevation of the property whilst maintaining a visible gap between number 4 and number six. It has also attempted to be in line with other approved applications within the road as detailed below.

Planning Policy

The proposal has been considered for impact on the neighbouring properties, and the proposals have been discussed with the immediate neighbours at number 6 throughout the design process and leading up to application.

The application was not discussed with number two as correctly identified in their objection to the application. It is thought that the impact on number 2 is relatively minimal. However, on reflection it may have been a courtesy to discuss the application with them prior to submission and it is a regret that this was not undertaken.



We believe that the following approved applications in St Helen's Road provide precedence for the design that we have proposed. By retaining a hip roof on the western edge we can maintain a clear visible gap of approx. four meters at ridge level through to the landscaping at the rear of the plots. Other approved applications have not retained this gap at ridge level.

Applications for two storey side extensions in St Helen's Road that have been **approved** within the past 20 years are as follows;

Application Number: APP/12/00509

Date: 16th May 2012

Site Address: 22 St Helens Road, Hayling Island, PO11 0BT

Proposal: Two storey side extension with dormers to front and rear.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

CS16

High Quality Design

DM13

Car and Cycle Parking on Residential Development

Statement On Approval Form

"The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on neighbouring properties and visual amenities.

Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development."

Application Number: 02/67380/001

Date: 21st August 2002

Site Address: 2 St Helens Road, Hayling Island, PO11 0BT

Proposal: Two storey side extension, incorporating new garage and demolition of existing garage and outbuilding.

Decision: Grant perm/consent/certify lawfulness.

Application Number: 02/66699/001

Date: 5th July 2002

Site Address: 30 St Helens Road, Hayling Island, PO11 0BT

Proposal: Extension over existing garage, roof extension over existing first floor dormers and additional ground floor conservatory to south elevation.

Decision: Grant perm/consent/certify lawfulness.

Application Number: 07/71532/000

Date: 31st January 2007

Site Address: 8 St Helens Road, Hayling Island, PO11 0BT

Proposal: Two storey and single storey rear extension and two storey side extension including relocation of the chimney to the east elevation.

Decision: Grant perm/consent/certify lawfulness.

Evaluation

The proposed alterations to the property have been designed to meet our client's brief for providing a suitable house for a family of six. The scale and appearance we believe would sit comfortably within the existing street scene of St Helens Road and is similar to other extended properties.



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 in proportion with other approved applications in the street.

Signed by *Mark Davison*

For and on behalf of iDraw Architecture