

Design & Access Statement

Garage Extension

26 Bound Lane, Hayling Island, Hampshire PO11 9HU



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Prepared by:

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1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design alterations to the garage of 26 Bound Lane, a residential detached dwelling.

1.2 The works consist of:

Ground Floor

- The garage is to be extended
- Replacement garage roof

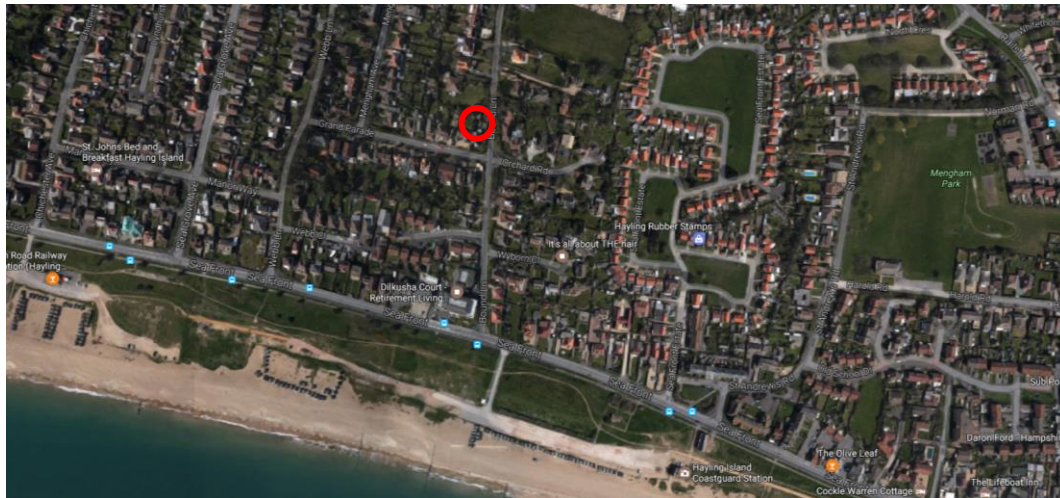
1.3 The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- Drawings [17100 series]

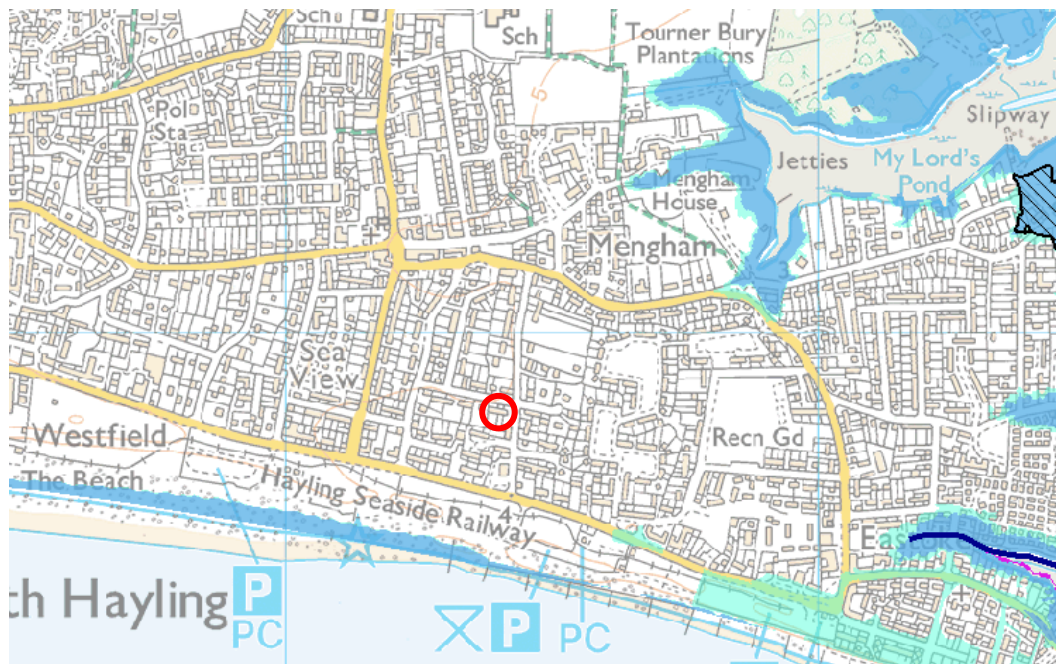
1.4 A survey has been undertaken by Helyer Davies Architects to accurately establish the extent of the site, proximity to adjoining sites and the ridge and eaves heights of the existing house. The OS extracts are to show the site location and block plan only.

2.0 Site Location

2.1 The site is located on Bound Lane in the residential area on the south coast of Hayling Island.



2.2 Flood Risk



2.2.1 Flood Zone definitions are set out in the National Planning Policy Guidance:

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- * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
- * Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defenses.

Our site is **not** near the boundary for flood from rivers/sea, and is **not** within this area. As such, risk is considered extremely low.

2.3 Surrounding Context

2.3.1 The site is **not** located within a conservation zone.



2.3.2 The surrounding buildings are all residential and are predominantly modest detached and semi-detached houses, each with private off road parking in the form of a driveway with either additional space for parking or a garage.

2.3.3 The houses are of a similar style although they vary along the street. They are traditional in their design with clay tiled pitched roofs and are a mixture of brick and

white render.

- 2.3.4 The site is situated on Bound Lane, a quiet, green, suburban lane. The houses are set back from the road and accessed via individual driveways.
- 2.3.5 The site is serviced with nearby transport links. The site is located close to the A302 which connects back to the mainland. The site has easy access to a local bus stop and public transport.

2.4 Site Photographs



View of house as approaching from the driveway



Rear of the property looking at the existing extension



Existing garage as seen from the driveway.

3.0 Use

3.1 To remain as residential.

4.0 Amount

4.1 Existing and Proposed Space

4.1.1 Existing Ground Floor: 218.5 m²
Total: 218.5 m²

4.1.2 Currently Approved Ground Floor: 244.2 m²
Currently Approved First Floor: 60.9 m²
Total: 305.1 m²

4.1.2 Proposed Ground Floor: 249.2 m²
Proposed First Floor: 60.9 m²
Total: 310.1 m²

4.1.3 Overall increase: 91.6 m²

5.0 Layout

5.1 The existing garage is to be extended out from the house by 1.5m to allow for the client to retain the existing en-suite located in the rear of the garage and also enable the garage to be used to park a car; as there is currently not enough space to do so.

6.0 Scale

6.1 The garage already extends forward slightly from the front of the house. The proposal to extend it by an additional 1.5m will not overly increase the scale of the dwelling. As it is single storey it will not cause any adverse effects to the surrounding properties.

6.2 The increase in footprint will only be 5.1 m².

7.0 Appearance

7.1 The garage extension will be built in brick to match that of the existing garage so that it appears as a single element. This will greatly improve the appearance of the existing garage which had an existing extended element to the front of the garage. The existing extension is not incorporated well into existing garage, with a separate roof structure, this extension will be demolished. The proposal will incorporate a new roof over the whole garage.

- 7.2 The new roof will be a flat roof, which will also help to reduce the complexity of the overall house. Materials:
Roof - single ply roofing membrane
Walls – brick to match existing.

8.0 Landscape

- 8.1 The external landscape is to remain as previously approved.
- 8.2 There is a TPO oak tree located on the verge adjacent the southern (front) boundary of the site. As shown on the site plan, the tree is substantially far from the proposed works, so no impact will be made on the oak tree. As an additional precaution a fence will be set up as shown on the site plan, behind which there will be no storage or materials.

9.0 Access

- 9.1 Access from Bound Lane is to remain the same.

10.0 Conclusion

- 10.1 The proposal is very small scale, the overall footprint is only increased by 5.1m² and the height of the property will not be increased. So there will be no impact on the surrounding properties.
- 10.2 The proposals will allow the client to retain the existing en-suite, whilst also providing enough space in the garage to reasonably accommodate one vehicle.
- 10.3 The proposal will be of high quality design and use quality materials.
- 10.4 The proposals will be more appealing and will unify the garage as a single element.
- 10.5 The proposed flat roof will help to reduce the current complexity of the house.
- 10.6 The replacement garage roof will resolve the existing damp in the adjacent bedroom wall, caused by the existing garage roof.
- 10.7 It is for the above reasons we ask that Havant Borough Council review this application favourably.

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