

DESIGN & ACCESS STATEMENT

FOR

PLANNING APPLICATION

FOR

NEW 2 / 3 BEDROOM DETACHED BUNGALOW.

AT

**89 ST THOMAS AVENUE
HAYLING ISLAND
HAMPSHIRE
PO11 0EU**

December 2016



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1. Introduction

The existing owner (applicant) currently owns No. 89 St Thomas Avenue a detached 3 bedroom chalet house with detached garage and outbuildings and large rear – side garden.

The applicant has recently retired and requires a detached bungalow that has easily accessible features within the house such as wide off street parking, level access shower, wider doors with level access to enable comfortable and practical life in retirement.

The application site totals 584m.sq. and has a rear garden with an average depth of 13m.

The remaining house No. 89 St Thomas Avenue site area totals 457m.sq. and has a rear garden of 19.6m. Therefore both properties have adequate space. The proposed dwelling is a 2/3 bedroom detached bungalow with external parking and landscaping.

2. Assessment of physical context

The site is situated within the existing garden of No. 89 St Thomas Avenue within a residential road and surrounding area of Hayling Island.

The site is accessed from St Thomas Avenue with a new vehicle and pedestrian access onto an existing vehicle access and dropped kerb. In addition to the off street parking there is unrestricted on street parking.

The front edge of the proposed house is set towards the rear of the existing building of No.89.

The site is not of listed status or in a conservation area, Area of Outstanding Natural Beauty or national park.

The site is generally level with a slight fall from front to rear.

The surrounding area is residential detached houses and bungalows.

There are no significant trees within the development. The mature rear garden will be retained.

The site perimeter consists of 1.9m timber fence to the west side and existing mature 2m hedges to the rear and east side, The front boundaries will have the existing low wall removed and partly rebuilt to allow the new access.

There is no record of flooding on the site and the site is not in a flood risk area.

The surrounding houses are constructed in a variety of face brick, render and tile hung walls with pitched roofs.

3. Social/economic context and planning context

A pre application enquiry ref. GEN/16/01135 has been submitted
The site falls within the defined Urban Area according to Policy CS17 of the adopted Core Strategy and was generally viewed favourably.

The development will provide a new 2 / 3 bedroom detached bungalow with external off road parking and landscaping in keeping with surrounding properties.

The area of the site is currently part of a large garden that is becoming less used due to its size.

The existing mature rear garden is to remain mainly untouched, the existing boundary hedges will be retained and the applicant has recently planted additional hedging to enhance the hedge.

The proposal will have little affect on the adjoining property's.

Due to the scale of the work being undertaken there will be little increase in traffic movements as it is a single dwelling.

A new shed is provided to provide storage of family cycles to promote green travel into the nearby town.

Storage for refuse bins is provided to the front within a part fenced enclosure.

4. Involvement of local interests

There has been discussion with the adjacent owners and no concerns raised.

5. Evaluation

The development will allow the family to remain in the area close to family and friends and provide a quality residence suitable for the retired applicant on an unused section of land. The property will be sympathetic to surrounding properties.

6. Design Principles

The development has been designed to be sympathetic to the surrounding buildings with face brick, with a tile hanging feature to the front and tiled roof similar to the existing adjacent houses and the recent new development at 79 St Thomas Avenue.

The development will be built from sustainable sources. In line with current Building Regulations requirements, all dwellings will undergo a SAP assessment to ensure energy efficiency within the building envelope.

7. Amount of development

The proposed development is a detached bungalow with pitched roof.

The GIA of 113m².

The development meets or exceeds the national housing minimum standards for all room sizes and overall floor area.

8. Layout

The layout of the proposed house has been design so that it minimise the overlooking to the adjoining properties with the building being angled so the windows look towards the boundaries and not at the adjacent house. It is also situated well behind the main building line. There is allocated car parking to the front. A new shed in the rear garden are provided to accommodate family cycles.

9. Sunlight

The new layout will have little detrimental effect on any adjacent buildings due to its location and scale except the adjacent house No.89 currently owned by the applicant may have minor shading from the new building at dawn whilst retaining natural light throughout the rest of the day.

10. Scale

Both height and footprint have been considered in the design response, as a method of achieving appropriate internal space standards and in order to integrate the proposed dwelling with the surrounding landscape. The proposal is smaller in scale to the surrounding houses and similar to a new bungalow within the garden of 79 St Thomas Avenue.

11. Landscaping

The existing mature rear gardens will be generally be retained with the removal of 2 old poor quality fruit trees and conifer shrubs.

The driveway will be block paving as materials sheet. This will be drained within the site.

12. Drainage

The foul drainage discharge will be connected to the existing Foul sewer that serve "89 St Thomas Avenue.

The surface water drainage will discharge to new soakaways.

Water butts will be provided to utilise roof water, prior to overflow to the soakaways.

13. Appearance

See separate materials sheet

14. Access

Vehicle and pedestrian access to the site will be generally level in compliance with part M .

All proposed doors will be Part M compliant.

15. CIL and other charges

As a new dwelling the property is subject to a CIL payment and the Solent Recreation Mitigation Partnership fee of £202.40.

The proposed GIA of 113m².

As the development is for the applicant to live in as a main residence we request that the CIL payment is waived.

If the applicant sells the house within 3 years we understand the CIL charge will be payable.

This Planning Statement is submitted in support of an Application for Planning Permission made on behalf A Mills for the new single detached bungalow within the garden of 89 St Thomas Avenue.

Prepared By PJC

December 2016

Extract from EA flood map showing site is not within zone.

SITE

