

DESIGN STATEMENT

DEMOLITION OF EXISTING EXTENDED CHALET BUNGALOW INTO NEW FAMILY HOME

AT

18 SEA VIEW, HAYLING ISLAND, HAMPSHIRE PO11 9PE

Introduction

The existing property is an extended bungalow with first floor accommodation. There have been several extensions and alterations over the years, latterly trying to bring the earlier extensions together but ultimately the layouts are fragmented and generally impractical. Planning was obtained last year to extend the property further and make internal alterations. There is a detached garage in the rear corner which is to be retained. The house is set back from the main road with a long driveway to the garage capable of accommodating several cars. Existing planting to boundary with neighbour to be retained and additional planting proposed.



Previous Planning History

Double garage and workshop to replace existing garage

Ref. No: 03/68813/000 | Approved 1 December 2003

Ground floor extension to side (west) elevation, first floor extension to rear with raising of roof and balcony

Ref. No: 08/68813/001 | Refused 19 May 2008

Ground floor extension to side (west) elevation, first floor extension to rear with raising of roof and French doors & windows to rear

Ref. No: 08/68813/002 | Approved 12 August 2008

Proposed balcony on existing flat roof to rear, retention of roof light at first floor level on west elevation

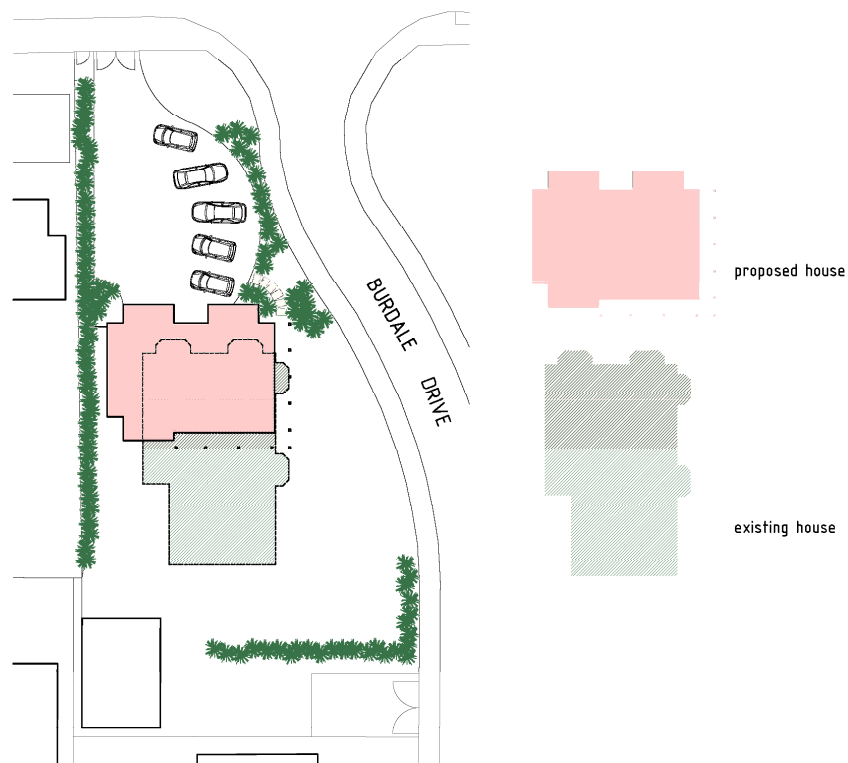
Ref. No: 09/68813/003 | Refused 1 March 2010

First floor and roof extension, conversion works with general improvements and alterations internally and externally

Ref. No: APP/23/00051 | Approved 23 January 2023

The Proposals

The proposal is to demolish the existing house and build a new highly insulated house with air source heat pumps and solar PV panels. This was proving unrealistic with the existing house due to poor insulation and the large footprint. The new house will be located slightly forward of the existing to create a larger family rear garden area. The proposal will set the ground floor at 600mm above the existing ground level which is just below the existing floor level at the front of the existing house. The existing tarmac driveway will be broken up and replaced with a larger permeable gravel driveway with turning area – front and rear access gates to remain as existing.



Materials

New plain clay roof tiles with bonnet hips – colour to be dark red / brown to approval.

New external walls are to be red multi facing brickwork and off white render.

New white framed PVCu / powder coated aluminium windows and doors – or colour to approval

Vertical plain tile / code 5 lead dormer cheeks.

Frameless glass balustrade fitted to balcony.

Parking

The property has a large front driveway with enough space for 6+ cars. Existing rear garage and hardstanding to be retained as indicated on drawing 240103 / 06. The proposals do not alter the existing vehicle or pedestrian access or dropped kerbs.

Biodiversity

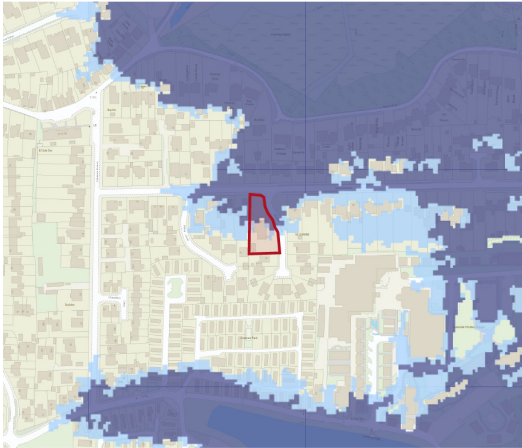
There is no evidence of any bats in the existing roof voids which have been modified over the years and include several access doors for storage.

Access

There are several car spaces to the front driveway. Pedestrian access will be stepped up to the front entrance door but graded ground level will provide level access to the rear via the terrace area.

Flood Risk Assessment

The front of the property is in flood zone 3 – see also separate map. The proposed new house is to be set with the ground floor at 600mm above the existing ground level.



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