

Design and Access Statement for Adjusted roof with rooms in at 93 Seafront Hayling Island

Background

This property is located on the seafront at Hayling Island offering rear views across the heathland to the sea.

Whilst the original application is still at PINs appeal (now well overdue its decision date) the client has decided he would rather reduce the scale of his application to create an enclosed balcony at the rear and keep the appearance of a two storey building with rooms in the roof. This proposal would replace the three storey design proposed in the appealed application (originally submitted to HBC in December 22).

It should be noted that whatever the outcome of the appeal, this proposal would be the applicants preferred option.

The design aims to reduce the appearance of mass created by the third storey and also to reduce potential overlooking created by the application

Planning history

The property has significant recent planning history as below

APP/21/01306 Thu 02 Dec 2021 Removal of pitched roof and addition of one storey with flat roof.

Refused and at PINs appeal

APP/19/00464 Wed 08 May 2019 Removal of two detached garages and replacement with new double garage and outbuilding with associated landscaping.

Granted

APP/18/00341 Wed 04 Apr 2018 Removal of one garage and extension to second garage to provide gym and office including revised driveway layout.

Granted

APP/17/00473 Thu 04 May 2017 Removal of sun room to rear; addition of rear balcony, front two storey extension and full external cladding.

Granted

APP/17/00200 Fri 24 Feb 2017 Rear sun room and balcony, front two storey extension and full external cladding. (Revised application).

Withdrawn

APP/16/00213 Thu 25 Feb 2016 Rear sun room and balcony, front two storey porch and full external cladding.

Granted

Proposal.

The proposal is for changes to the existing roof to increase the pitch and alter to a gable-to-gable roof rather than a hip ended roof to allow the creation of rooms in the roof and an enclosed balcony (only offering views to the sea)

The design also changes the windows on the West Elevation at first floor level. Reducing the number from three to two and moving them further down the building away from the neighbouring dwelling and thus reducing overlooking.

The rooflights facing Bay view on the east will be obscure and above 1.7m for privacy. The roof lights on the West Elevation will also be above 1.7m to avoid any overlooking.

The tall windows to the front Elevation are to light the stair well and will have no floor to offer anything other than forward views and will be obscured in the bathroom

Materials

Materials will be used that match the existing building materials in terms of colour style and texture

Flood risk

The property is not in a flood risk area according to EA data and the PUSH 2115 future flood mapping

CIL

The proposal creates an increased floor area of 46m² to an existing residential building. We therefore believe it is not liable to CIL charges