

**SIDE EXTENSION
AT
6 NORTH CRESCENT
HAYLING ISLAND
PO11 9LR**

**PLANNING, DESIGN & ACCESS, AND SUSTAINABILITY
STATEMENT**

WORK SCOPE:

Two storey side extension to enlarge kitchen on ground floor, and provide an additional bedroom on first floor.

Relocation of shower room to allow access to proposed new bedroom.

The current dwelling house is cavity brick / block on the ground floor and timber framed on the first floor, clad with plain concrete tile hanging.

The proposal would be of the same construction, with all materials used as existing.

PLANNING HISTORY:

APP/18/00438 (22 June 2018)

APP/17/00884 (27 Sept 0217)

Both approved.

PARKING:

There is space on site for 2 car parking spaces. However, North Crescent is a very quiet area with no passing traffic. It is considered that there is ample room for the third space required (3 no. required for 4 bed property), off site, if required.

DESIGN:

The design of the proposal reflects exactly the existing property.

ACCESS:

Access will be via existing driveway.

Access to rear garden will be unchanged.

BIO-DIVERSITY:

The new roof of the proposed extension will be "lay-on" with no opening up of the existing roof.

There are no trees or ponds on site.

Consequently, we do not believe a bio-diversity statement would be required.

SUSTAINABILITY:

This will be a "self-build" project and materials will be locally sourced, if possible.