

Design and Access Statement for rear single storey extension with balcony over and addition of new second floor at 162 Southwood Road Hayling Island PO119QL

Background

The property is semi-detached and is on Southwood Road with rear views to the sea and the public beach, we would estimate construction around the 1960s /70s of brick block and render with some tile hanging.

Planning history

The property has no recorded planning history after 1990 however at some point before this a front garage extension was approved and built.

The neighbouring property (162A) was granted permission for a rear first floor balcony in 2009

Proposal.

The design aims to create additional living space with a ground floor rear extension and an additional second floor to provide a lounge area to make maximum use of the sea views

Materials

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

Flood risk

Whilst the property is in a flood risk area the proposal does not increase occupancy and does provide additional refuge areas

CIL

The proposal creates an increased floor area of 70m² to an existing residential building. We therefore believe it is not liable to CIL charges (CIL form 1 attached)