

Design and access statement for new chalet bungalow to the rear of 2 Alexandra Avenue Hayling island PO119AL

Site

The site is the rear garden of 2 Alexandra avenue close to the sea front and Mengham village on the south coast of Hayling Island.

Proposal

The proposal is to use part of the ample garden of no 2 Alexandra avenue and the easy access to the road to create a space to build a bungalow to provide a home for the applicant and allow their son to move into their property (the applicant currently lives in 2 Alexandra Avenue)

Design considerations

- Two TPO trees to the front of the plot
- Privacy of neighbouring properties
- Design style suitable to the street scene
- Access to Alexandra Avenue

Design

The design has taken careful consideration of the TPO trees, a pile and beam foundation will ensure work undertaken in the root protection area is sympathetic to the trees and also protects them in the future in addition Ground protection plates will be used to ensure the parking and turning area also does not cause damage within the root protection area. Details of these solutions have been provided in the tree survey documents.

Privacy has been carefully considered in terms of the close neighbour to the south, the building has been kept in line with a similar roof line and minimal fenestration which is either obscure glass or well above 1.7m to avoid any overlooking.

In terms of design the aim was to closely follow the style of other dwellings within the road both in terms of materials, styles roof pitches and roof hips to create a building that blends comfortably into the street scene.

Access to the dwelling would be by the way of a new dropped kerb at a point which is well back from the corner with hollow lane offering good vision both ways to enter the highway, no obstruction are in this area blocking access.

The site does not fall in a current or future flood risk area and offer the appropriate parking for a three bedroomed dwelling.

Conclusions

We believe the design is both sympathetic and appropriate for the street scene and is deserving of officer support.