

PORTER ROBSON

A R C H I T E C T U R E

Supporting Statement

LTRO 41 Sinah Lane, Hayling Island, PO11 0HJ

This statement has been prepared by PORTER ROBSON to accompany the Planning Application being submitted to Havant Borough Council

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1.0 Introduction

The proposed plot is formed from land which currently forms part of 41 Sinah Lane. It is currently surplus to the owners' requirements and provides an opportunity for windfall development.

2.0 Access

The plot is currently accessed from Park Road and this would remain the proposed access for the new dwelling. The access would continue to provide pedestrian access only to the existing dwelling with the vehicular access for the host dwelling already provided via Sinah Lane.

3.0 The Proposal

The proposal is to construct a two-bedroom contemporary dwelling. The dwelling will provide a modern living arrangement a light an airy open plan space to the ground floor with downstairs shower room complemented by two ensuite bedrooms to the first floor alongside ancillary spaces.

Park Road consists of a number of architectural styles, but the southern street scene is predominantly large three story rendered dwellings including the host dwelling. The proposed dwelling has been designed to complement the street scene with a rendered upper storey and parapet detailing over a light, open glazed section. The side projection that houses the double storey staircase entrance will be constructed with a metal vertical standing stem cladding to provide a subservient contrast. It has been noted that the street can support modern dwellings with recent support by planning officers on nearby planning applications. The principle of developing the plot, is replicated on the opposite side of the street. Whilst this was permitted a number of years ago, the space clearly can host a new dwelling, which can be supported by the street scene.

The existing boundary walls would be retained to provide private amenity space which would be repaired and redecorated to suit the proposal. New tree planting would further enhance the space and development.

The proposed dwelling has been designed to respect the Havant Borough Council Design Guide and Government Technical Housing Standards. All rooms within the dwelling are compliant with the spaces required in the standards, with adequate storage provide on both the first and ground floor. Separation to existing dwellings is compliant with 10.5m from the host to the gable and 26.7m to those opposite. The existing building line has been maintained, and whilst the dwelling is located in close proximity to the southern boundary, it sits to the north of the neighbouring garden so therefore cannot cast shadows. The rendered appearance from the rear will be similar in presence of the existing dwellings in Park Road albeit much smaller. The rear facing windows are all obscure with a minimum floor to cill height of 1950mm and none at first floor level.

The external amenity space whilst untraditional in layout, far exceeds most typical two-bedroom dwellings and has the benefit of wrapping around the western elevation and not being interrupted by external storage requirements.

4.0 Sustainability

The dwelling has been designed to incorporate modern sustainable features, reducing running costs as low as economically practical to the benefit of the future occupiers. The solar panel arrangement on the roof will generate more than enough power for the dwelling over the course of a calendar year that will be supplemented by storage technology from variable grid supplies.

5.0 Materials

The material palette has been developed from the wider street scene.

Item	Proposed Material
Windows	Grey Aluminium Flush Casement
Doors	Grey Aluminium Flush Casement / Composite Front Door
Soffits and Facias	Not Applicable
Walls	White Render with Metal Vertical Standing Steam Cladding
Roof	Hidden behind parapet, liquid rubber with solar panels and rooflights.
Sills	To match windows
Boundary Walls	Existing walls to be repaired and decorated

6.0 Conclusion

The proposed construction of a new dwelling within an established residential area, is a sustainable means of providing new housing without encroaching into rural areas. The proposed dwelling, in-fills comfortably within the street scene without impact on the neighbouring dwellings. It provides windfall development supported by an expectation that 16 dwellings would be provided in this manner per year in the current plan period.

7.0 Supporting Photographs



View towards 57 Park Road



Site Viewed from Park Road



Site Viewed from outside 57 Park Road



Site viewed adjacent to access on Park Road