

**3 NUTBOURNE ROAD
HAYLING ISLAND
PO11 9RT**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**

Prepared by



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1. The Proposed Development

1.1 This document has been produced to summarise and explain the proposed amendments to the recently completed residential development on land known as 3 Nutbourne Road, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms, drawings and flood risk confirmation.

1.2 The detailed application is submitted for an amendment to the recently approved and constructed detached residential dwelling of one and a half storeys on the site. The scale, mass and exterior of the house will remain largely unaltered with the exception of the car port being enclosed to form a garage. The interior will be remodeled on the first floor to create a study/single bedroom on the landing area.

1.3 Below is a 'not to scale' location plan of the application site with the proposed building footprint and adjoining properties.



1.4 Parking for two cars will remain as approved, one parking space in the garage the second on a gravel forecourt accessed off Nutbourne Road.

2. The Site and Context Appraisal

2.1 The application site is known as 3 Nutbourne Road; the site is 18.1 m wide by 15.85 m deep, the site area is 287 sqm. A two-bedroom chalet style bungalow was previously located centrally within the site at present, it was in a poor condition. The new building is a modern house of quality and adds positively to the character of the street.

2.2 The properties on either side of the application properties are single-storey chalet style bungalows with a mix of red brick and render elevations and concrete roof tiles. A number of chalet bungalows have had additional accommodation provided within the roof space and a variety of flat roof dormers are evident. Larger two-storey dwellings are located on Southwood Road just south of the application site.



The Application Site No. 3 Nutbourne Road before development



The Application Site No. 3 Nutbourne Road following development



3. Planning Policy Context

National Planning Policy - National Planning Policy Framework (NPPF) 2019

3.4 Para 163 of the NPPF states:

“Applications for some minor development and changes of use⁵¹ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50”.

“Footnote⁵⁰ A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

Relevant Policies from The Havant Borough Local Plan (Core Strategy) 2011

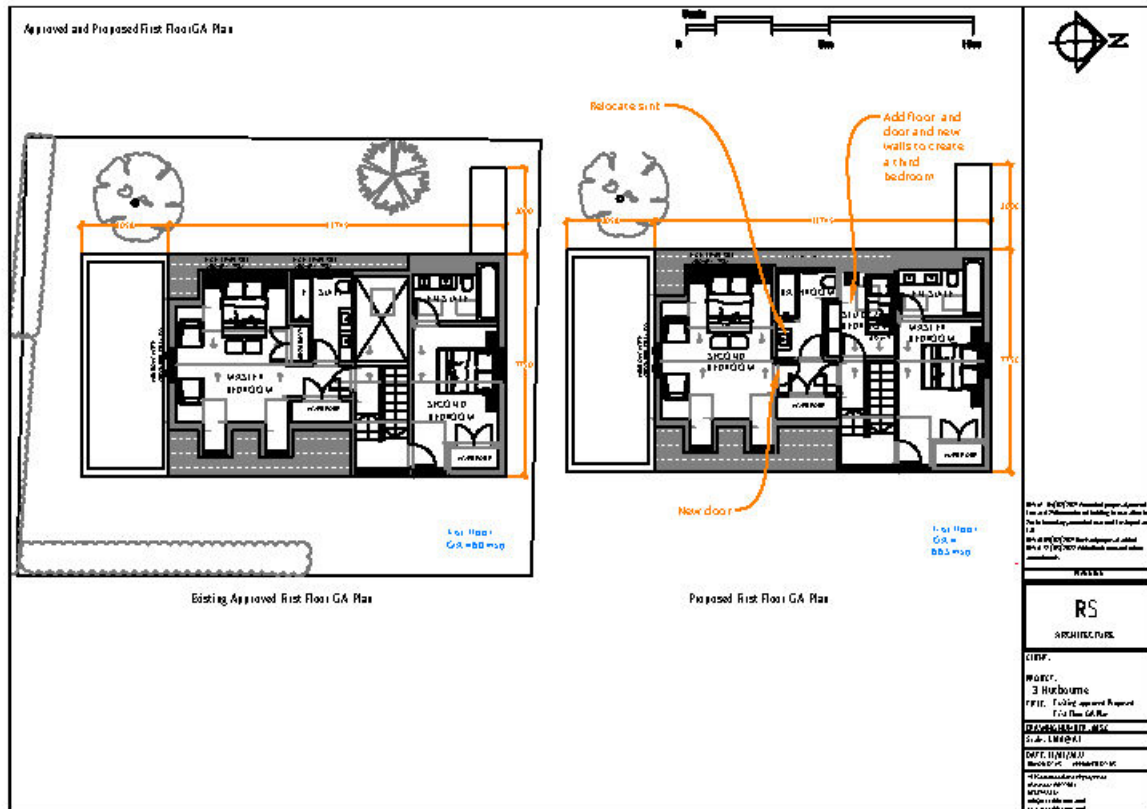
Policy CS9 Housing.

Policy CS15 Flood and Coastal Erosion Risk.

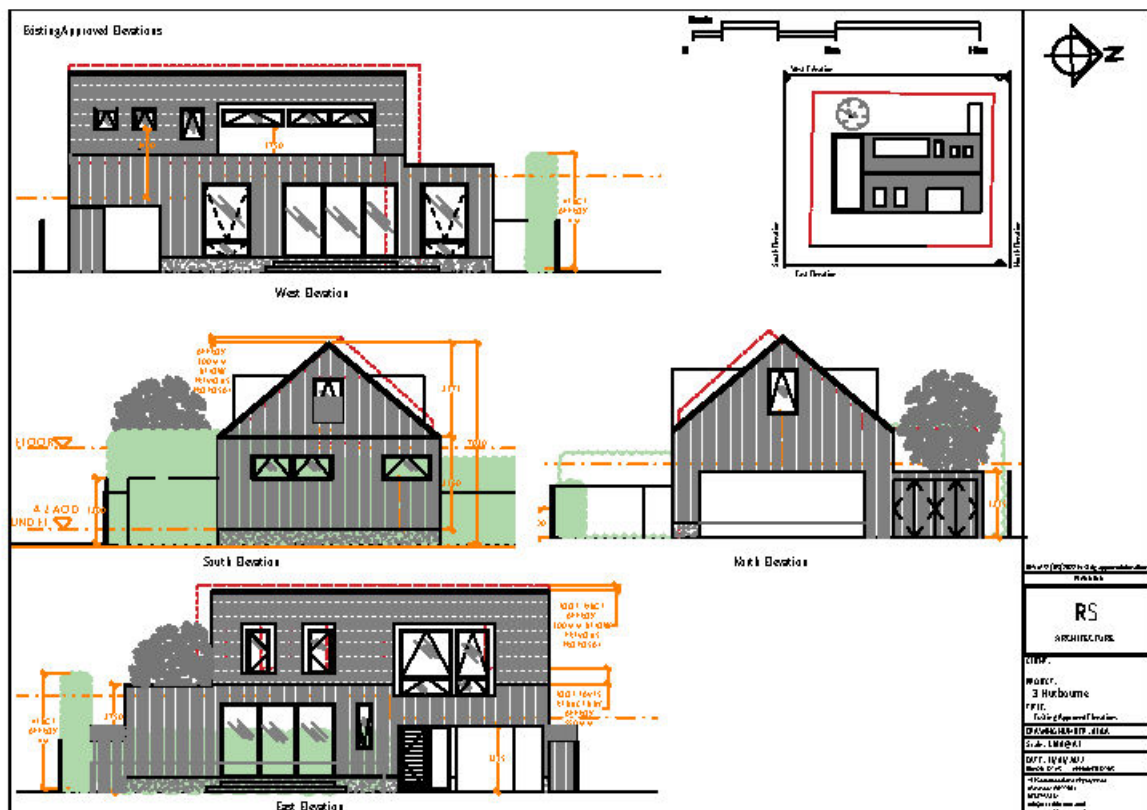
Policy CS16 High Quality Design.

4. The Design Proposal

4.1 The architectural form and mass of the new dwelling will be unaltered; the garage



Proposed and Existing First floor



Existing as built elevations

