

DESIGN & ACCESS STATEMENT

relating to a

NEW DETACHED TWO BEDROOM BUNGALOW

at rear of

**12 MARSHALL ROAD, HAYLING ISLAND
HAMPSHIRE PO11 9NH**

MARCH 2022

Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk

■ Jeffrey Douglas Chartered Architect



1.0 Introduction

- 1.1 This Statement is being made by the owners of 12 Marshall Road and is to accompany a full planning application with respect to a proposal for a new two bedroom detached at the rear of the existing two bedroom bungalow.

2.0 Local Character and Site Description

- 2.1 The site lies on the west side of Marshall Road with an existing two bedroom bungalow at the eastern end fronting the highway.
- 2.2 The existing bungalow has been recently refurbished to include a new rear extension constructed under permitted development rights.
- 2.3 The whole site has an approximate area of 670m².
- 2.4 The character of the area consists of an eclectic mix of one and two storey houses of varying ages and configurations with no single definitive style.
- 2.5 There is no distinct building line to the west side of Marshall Road with buildings set at varying depths from the highway line.
- 2.6 The dwelling to the immediate north of the site at 10 Marshall Road is a bungalow and that to the immediate south is a two storey chalet style house with a rather eccentric asymmetric roof design.
- 2.7 Local to the site, there are already bungalows at the rear of both nos. 7 & 8a Marshall Road.
- 2.8 The site has no significant features except for two mature trees close to the rear (west) boundary with 11a St. Hermans Road and an oak tree close to the side (north) boundary with 10 Marshall Road. The position of the latter would appear to overshadow the rear garden of the latter property to a significant extent. None appear to have the benefit of tree preservation orders.

3.0 Proposals for a New Dwelling

- 3.1 The rear garden to the existing bungalow is exceptionally long and would appear to be sufficient to allow the opportunity to accommodate an additional dwelling of modest size using the existing vehicular side access from Marshall Road.
- 3.2 The proposal is for the construction of a two bedroom bungalow with open plan living spaces and a gross internal floor area of 76m².
- 3.3 The house would be 'L' shaped on plan with a simple pitched and hipped roof so as to maintain small and low proportions to suit the location and proximity with neighbouring gardens.
- 3.4 The existing drive would be extended to a new parking and turning area to accommodate two parking spaces in compliance with County standards.
- 3.5 External materials are described in the Schedule included with this application and are of simple modern low maintenance choices.

4.0 Landscaping

- 4.1 Due to the relatively small and concealed nature of the site, soft landscaping would be mainly grass but to allow the occupier to choose garden plants to suit personal taste over time.
- 4.2 New fencing would be erected to divide the new plot from the remainder of the site whilst still retaining sufficient garden space to the existing dwelling. This would consist of 1.8m high close board fencing with a matching side gate to the garden of the existing bungalow.

5.0 Access, Parking and Waste Storage

- 5.1 Vehicular and pedestrian access would be via the existing driveway currently providing access for 12 Marshall Road. The drive would be extended to the rear to provide two car spaces and a turning area to allow

vehicles to enter and leave in forward gears. Parking provision to County standards would therefore be met.

- 5.2 Part of the new extended drive would provide pedestrian access only to 12 Marshall Road to the main entrance and to the side garden gate. Otherwise the drive would be kept clear for use by the occupants of the new bungalow at the rear.
- 5.3 A charging point for electric vehicles would be provided adjacent to the parking spaces to 12 Marshall Road.
- 5.4 Two car spaces would be created in the front garden of 12 Marshall Road to serve this dwelling only and the vehicle crossing would be extended to suit.
- 5.5 Secure storage for at least two bikes would be provided for the new dwelling.
- 5.6 A hardstanding for wheeled bins would be provided for household waste and recyclable items. A suitable space close to the public highway would also be provided for each bin to be put out on designated collection days.

6.0 Sustainable Design

- 6.1 It is intended to adopt sustainable materials and construction to provide high levels of thermal insulation and airtightness. This would be reviewed further at the construction stage.
- 6.2 It is intended to make provision for the following installations in the dwelling:
 - Ventilation with heat recovery.
 - Low energy lighting throughout.
 - Water efficient sanitary fittings.
 - Energy efficient built in appliances.

- 6.3 As far as possible, construction materials will be selected for their sustainability rating and built-in household appliances for their low energy rating.

7.0 Planning Obligations

- 7.1 It is understood that CIL payments will be levied on this development in accordance with current rules.