

PLANNING STATEMENT

FOR

PROPOSED

EXTENSIONS AND

ALTERATIONS

AT

114 SEA FRONT,

HAYLING ISLAND,

HAMPSHIRE

FOR

MR AND MRS SAYERS

This Planning Statement is to accompany the attached planning application for the extensions and alterations of 114 Sea Front, Hayling Island, Hants.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property is a brick and rendered property with tiled roof fronting Sea Front, Hayling Island. The existing bungalow comprises lounge, dining room/ kitchen, and three bedrooms and bathroom with small sunroom to side with a detached double garage.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Removal of existing bungalow roof
- b) Demolition of existing garage
- c) Erection of new first floor and second floor extensions over the original bungalow footprint
- d) Erection of new double garage within rear garden area

This extension and alteration will provide additional accommodation at first and second floor levels and will include the provision of an additional 2 bedrooms, family bathroom and family room and balcony at first floor level, and 2 further bedrooms with en-suites at second floor level.

LAYOUT (paragraphs 84 – 87)

The proposed first floor and second floor extensions over the existing dwelling footprint will be of traditional construction with new rendered finish. The roof will be of new or imitation slates or concrete tiles coloured black.

The bungalow currently sits approx 900mm above road level which is well above the projected 1:100 year flood event. The existing bungalow floor level is to remain as existing so will be above project flood levels. The replacement garage will be set at the existing ground level so will not be affected by any projected 1:100 year flood events from tidal flooding. There will be no connection between the garage and the habitable portion of the property.

All external areas shall be lit with motion detection lighting to comply with the requirements of *Safe Places – the planning system and crime prevention*.

SCALE (paragraphs 88 – 90)

The footprint of the existing property will remain unaltered with the existing garage being demolished and the new double garage constructed to match the style of the proposed extension. The front garden area will then be remodelled and laid to borders with block paved drive areas.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will be unaffected to the sea front elevation with the front entrance from the driveway being reconfigured to suit with new parking areas laid. All new access paths will be laid in accordance with Part M of the Building Regulations, with no part of the path laid at a greater gradient than 1 in 15.

APPEARANCE (paragraphs 94 – 96)

The existing property is of brick construction throughout with rendered walls with concrete tiles to all roofs.

The proposed works will involve the erection of new front and rear gable walls which will be of “K rend” render. The remaining bungalow walls will be re-rendered to match the new construction.

The new roof to the proposed extension will be of imitation slate or concrete tiles coloured black to give a contrasting colour to the render. There will be a small element of cat slide roof over the existing side extension.

The front “sea facing” elevation of the extension will have glazing to both first and second floor levels with subject to discussion with the planners some of the glazing may be frosted glass to prevent overlooking issues. The front elevation will be provided with a full width balcony at first floor level and a smaller balcony at second floor level. The balcony will be constructed from powder coated steel square hollow sections to both vertical and horizontal elements with the balustrade being of engineered glass and the floors of the balcony being laid with timbers.

The replacement garage with the storage area over will be built from blockwork and rendered with “K rend” to match the main dwelling with roof to match the main dwelling all as stated above.

ACCESS

The existing property is accessed from the entrance driveway and the proposed extension will be accessed from the same driveway with a level threshold entrance being provided to the property as existing all in accordance with Part M of the Building Regulations.

All new doorways within the extension will be in accordance with Part M of the Building regulations.

The re-routed path to the rear of the property will be laid out in accordance with Part M of the Building Regulations and the DDA.