

DESIGN AND ACCESS STATEMENT

33 Creek Road, Hayling Island, Hampshire, PO11 9QZ

This statement has been prepared in support of the application for proposed retrospective roof extractor flue, storage unit, garage store, and replacement boundary wall.

Context

The existing building is a semi-detached B1 General Industrial unit. Built using brick, block and steel. The property is, situated on a retail and residential road.

Use

B1 General Industrial unit

Amount

Application site	1505 m ²
Existing buildings	550.90 m ²
Proposed buildings	43 m ²

Layout

The internal use of the proposed unit is shown on proposed drawing sheet P005.

Appearance

To remain as existing.

Vehicle access and parking

There is vehicle parking available for the site to the front and rear, totaling 24 vehicle and includes 9 for the front retail shop. This is also available space for motorbike/scooters, 4 cycles. Local non associated local parking is also available within the area. The location has good transport links to the greater area.

Pedestrian and cycle access

Access to the property is made from via a side account road to the rear yard

Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

Policy CS8 (Community Safety)
Policy CS16 (High Quality Design)
Policy AL3 (Town, Centres)

National Planning Policy Framework - Requiring good design

Assessment

The principle of the proposal is established in local plan policy.

Conclusion

The proposed retrospective roof extractor flue, storage unit, garage store, and replacement boundary wall is consistent with local planning policies.