

16th August 2016

Planning Statement

Proposed erection of single storey front extension and single storey rear extension with alterations to existing doors and windows to the rear extension.

at

30 Hollow Lane,
Hayling Island,
Hampshire,
PO11 9EX.

Design & Access Statement

Introduction

This application is for the construction of a single storey extension to the front elevation, and for a single storey rear extension to replace the existing conservatory.

Assessment

Physical

30 Hollow Lane is a red facing brick, concrete tile pitched roof, private dwelling house built in the early 1980's. The property is not a Listed Building nor is it in conservation area.

Social

The property is detached with a number of detached properties in nearby proximity. The front elevation of the property is overlooked by Hollow Lane. The rear elevation overlooks its own gardens to the rear. The neighbouring houses to either side are well landscaped and screened.

Economic

The proposed works to be carried out on the property will have no effect on the local economy.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style of the front elevation has been designed to be in keeping with the surrounding area and in conjunction with local policies. The rear extension is a contemporary design which we consider an improvement on the existing conservatory.

Involvement

Our client has considered the proposed works to the property with impact on their neighbours. Other designs which included extending to the side of the property have been rejected in order to retain adequate distance between properties.

Evaluation

The proposed extensions to the property have been designed to meet our client's brief for providing a better working layout for their growing family. The current entrance hall and rooms off will work much better as open plan. The conservatory, being south facing, is excessively hot in summer and too cold for everyday use in the winter months. It also takes away natural light from the inner rooms and restricts direct access to the garden from the Kitchen.

Design

The reasons behind the proposal are as described above. The external features and finishes of the extensions will match those used on the existing house and complement the surrounding buildings. The rear extension is a step away from the existing style of the property, but has been designed to be distinctive and to work well in itself and with the garden.

Design Process

Use

The extensions will provide for a much more flexible family space.

Amount

The ground floor area to the existing house is approximately 115m² and the proposal will provide an additional 10m² in floor space. The increase in floor area is therefore less than 10% of the existing ground floor. The area calculations include the conservatory.

Layout

The existing and proposed internal layout of the property is shown on drawing numbers 16.205.100 and 16.205.101.

Scale

The site is approximately 1500m² in area, with vehicular access onto the site and parking for up to five cars. The property is a two storey structure with a proposed approximate perimeter area at ground floor of 140m².

Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal to the street scene will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area, which is detailed further back in the design section.

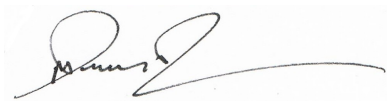
The new external materials to the rear elevation will be a through colour render with single ply flat roof.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

A handwritten signature in black ink, appearing to be 'D. J. Jones', written on a light blue background.

Signed

Mark Davison

For and on behalf of iDraw Architecture Ltd