



February 24th 2015

Re: 3 Wyborn Close, Hayling Island, Hants, PO11 9HY

Design & Access Statement

1. Introduction

1.1. This Design and Access statement has been prepared to support the following proposal:

Extension of existing garage building to facilitate an ancillary dwelling to the main house.

1.2. 3 Wyborn Close is located in a Cul de sack, off Bound Lane, close to the beach. It comprises of a detached house over two floors with existing garage and summer house to the side, and a large conservatory across the rear.

1.3. The garage, the subject of this application, relates to a single building to the side of the existing house.



The above photo shows the front elevation of the property from Wyborn Close, with the garage building to the right.

1.4. The site is not in conservation area, or listed.

2. Site Context

- 2.1. The site is located within the central Mengham South area of Hayling Island in a quiet cul de sac. Existing development in the area consists of a variety of residential dwellings encompassing a range of appearances, but generally post war through to 80's built houses.
- 2.2. 3 Wyborn Close has a cat slide roof to the front elevation, with large dormers to the front elevation which provides the accommodation at first floor level. The other houses in the close are of a similar style.
- 2.3. The location provides an ideal location for both a young family and retired couples.

3. Design

- 3.1. The requirement for ancillary accommodation is due to the particular circumstances of the applicants. The current occupant of the property is a single mother who runs her own business on Hayling Island, and her children attend local schools. The applicants – the occupant's parents – currently live over 100 miles away from Hayling Island. Allowing an ancillary dwelling to be created would allow the family to be able to support one another in both the short and long term. Designing the accommodation on a single story, with a degree of privacy between, will allow the parents to be able to use the property well into the future.
- 3.2. These circumstances are not unusual and it is becoming increasingly common for family's to live together in this manner. It not only benefits financially, but also with childcare, travel, work life and reducing to requirement for additional housing.

4. Design Appraisal

Use

- 4.1. The use of the site is changed by increasing the habitable footprint. The appearance of the house will be improved with the addition of the pitched roof over, and the removal of the garage door. The amenity space is adequate for both aspects to enjoy and retain some privacy.
- 4.2. The proposed ancillary dwelling has been kept attached to the main house, and some of the utility space will be shared. The living and sleeping areas have been separated by internal doors.

Amount

- 4.3. The amount of development is restricted to the available space, and is a minor enlargement of the existing build. The design avoids alterations to the roof space and keeps new accommodation at ground floor level.



Scale

- 4.4. The scale of the modest proposed extension has been carefully considered with further thought given to the overall height of the existing building and the buildings opposite and adjoining the application site. At this scale the development is considered to relate appropriately to its location and the scale of the adjoining buildings within the street.

Appearance

- 4.5. The proposal seeks to alter the side and rear elevations of the existing roof by means of the pitched roof to the front and a small increase in the level of the flat roof.

5. Conclusion

- 5.1. It is considered that the proposed development would not compromise the appearance of the site, given its placement to the rear elevation and modest size.
- 5.2. It is respectfully requested that the Planning Authority grant planning permission for the proposed development.

