

PLANNING ACCESS AND DESIGN ACCESS STATEMENT

IN RESPECT OF

PROPOSED EXTENSION AND CONVERSION

AT

**48 TOURNERBURY LANE, HAYLING ISLAND
HAMPSHIRE, PO11 9DJ**

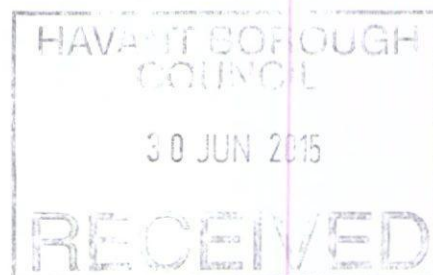
FOR

MR AND MRS WILKINSON

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1.0 INTRODUCTION

This Planning Access and Design Statement has been prepared in order to provide information in respect of the planning design and access elements relating to the application. It has been prepared in accordance with the requirements of the Town and Country Planning Act 1990.

2.0 THE PROPOSAL

The proposal at 48 Tournebury Lane, Hayling Island, is to construct a small-scale single storey extension on the east side in a similar style as the existing property to allow the property to be sub divided into two residential, two bedroom units.

It is also intended that the existing flat roof garage extension will be demolished to allow vehicular access to the existing pitched roof garage.

The proposed dwelling will make use of the existing access on to Tournebury Lane. The vehicular access to the rear of the property will be removed and the hard standing will be landscaped and reverted back to use as gardens for the two properties.

3.0 PLANNING CONSIDERATIONS

On behalf of our Clients a pre-application relating to the development was submitted to Havant Borough Council- Ref PAP/2013/0194. The Council's response dated 28th October 2014 was prepared by Mr S Andrews, who advised as follows:-

The site is located within the settlement area of Hayling Island where the *principle of development* is acceptable as long as the proposals are in accordance with the Development Plan.

It is important to note that there were two initial proposals during the pre application phase that suggested that the land would be developed in such a way to provide three one-bedroom dwellings.

It was recommended by Mr Andrews that this would likely constitute over development and as a result would likely be refused. It was suggested that the site would not be able to cater for the number of people and sufficient garden space would not be able to be provided and the proposal would be contrary to policy CS16 of the Havant Borough Council Core Strategy.

The following issues that Mr Andrews felt that needed to be addressed are the following:

1. The principle of development
2. The impact of the character and the appearance of the area
3. The suitability of the proposed development *in terms of residential amenity*
4. Garden Provision
5. Highways requirements
6. Community infrastructure levy requirements.

These issues will now all be dealt in turn.

THE PRINCIPLE OF DEVELOPMENT

In response to Mr Andrews' comments it was decided that the scale of the proposal would be reduced. The existing property will be extended on the east side and then divided. This will allow for two, two bedroom dwellings to fit onto the site without having any negative impact on the property itself or its neighbours.

CHARACTER AND APPEARANCE

The site is located within the settlement area of Hayling Island. The properties on Tournurbury Lane are a mix of one, one and a half and two storey properties in varying styles. The extension for the property has been designed to match the existing property, it will be rendered with a similar colour render and all new windows and doors in the property will be of a similar design to the existing.

The garden area currently is block paved, the area has been used to store food trailers and other vehicles. It has been proposed that this area will be landscaped and converted into two gardens for each of the properties as shown on drawing 5751/2. This clearly will provide a positive impact on the appearance of the property. Similarly, the demolition of the existing flat roof garage, even with the erection of the extension will reduce the built area on the site, and will provide one parking space inside the pitched roof garage at the rear and one in front. This reduction in the quantity of hard landscaping and fewer vehicles will enhance the character and appearance.

The extension itself will have no detrimental visual impact on the property and due to its size it will not significantly impact the garden. It is clear that no detriment is brought by the proposal to the character or appearance of the locality.

RESIDENTIAL AMENITIES

Refuse will be stored at the front of the property in bins for collection by Havant Borough Council. Recyclable waste will be separated into a separate bin. The bins for each flat will be collected separately.

On the ground floor of each property there is a kitchen, lounge and bathroom. The internal layout of the properties has been designed in accordance with Policy CS16 Design and are accessible to all ages and abilities.

GARDEN PROVISION

The existing garden area has been block paved. The area at the rear will be landscaped and will divide into two as shown on Drawing 5751/2. This will provide a private amenity space for both properties. Residents of Unit 1 will access the garden from the rear of the property and the gap between the main building and the garage. Residents of Unit 2 will access their garden from the rear of the property and an access will be formed in the wall in front of the extension.

HIGHWAYS

Two car parking spaces will be provided for each of the properties totalling four spaces. These will be located at the front of the property. The remainder of the driveway will be landscaped. Vehicular Access to the rear of the property will be removed and the garden will be landscaped.

SURFACE WATER AND DRAINAGE

All Surface water and Wastewater will be discharged into the existing systems. Current capacity needs to be assessed and systems will be upgraded to meet demand if required.

FINANCIAL CONTRIBUTIONS

It is understood that the sub division of the dwelling and the small-scale extension of less than 100m² would not require a CIL Contribution.

CONCLUSION

The proposal aims to make better use of the land without compromising the character and appearance of the site. It should be clear that there would be a net benefit if the proposal were approved and therefore should be commended for approval.