



DESIGN AND ACCESS STATEMENT

ERECTION OF A BUNGALOW ON LAND ADJACENT TO

18 GLEBE CLOSE, HAYLING ISLAND, PO11 0LB



**Bryan Jezeph Consultancy
The Gallery
3 South Street
Titchfield
Fareham
Hampshire
PO14 4DL**

March 2013

1.0 INTRODUCTION

- 1.1 This Design and Access Statement accompanies a full planning application for the erection of a two bedroom bungalow and associated double garage on the land adjacent to 18 Glebe Close, Hayling Island.
- 1.2 The full application is for a two bedroom bungalow. The policies of the Core Strategy and the Havant Borough Local Plan Review will be examined in the context of the proposed development.
- 1.3 The existing access serving No.18 Glebe Close will be retained and will provide access to the proposed development.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The application site lies to the south of Hayling Island within the Havant borough. It is situated to the west of the A3023 (Manor Road) and to the south of the A27.
- 2.2 The land adjacent to 18 Glebe Close is land within the curtilage of No.18 and is boarded by a wire mesh and wooden fence. It is proposed to demolish the existing single garage and replace with a double garage. It is proposed to site the two bedroom bungalow to the west of No.18.
- 2.3 The area of the application site at Glebe Close is approximately 0.06ha. The site is partially screened by vegetation on the southern, eastern and northern boundaries which limits views into the site. The proposed area for the location of the bungalow and garage is rectangular in shape.
- 2.4 To the north and west of the site lies agricultural land. To the south of the site is No.17 Glebe Close and to the east of the site is No.18 Glebe Close. Glebe Close is a cul-de-sac and is characterised by two storey properties and single storey bungalows set in similar size plots.
- 2.5 The proposed development site is close to a number of services and facilities. The nearest bus services are along Manor Road (A3023).