

Supporting statement

Property:

40A SINAH LANE,
HAYLING ISLAND,
PO11 0HH

Proposal

Single storey rear extension, double storey front and side extension, front porch, demolition of existing garage and new attached garage, revised vehicle access and gates, roof terrace and rear balconies

This supporting statement accompanies the application seeking to extend and alter the above property.

SITE

The property sits on a large plot surrounded by other large houses that have themselves been subject to significant enlargement and improvement works over the years.

PROPOSALS

REAR SWIMMING POOL EXTENSION

The large rear extension is to house a swimming pool to be used solely by the applicant's friends and family and has no intension of being used for a commercial venture.

The swimming pool is for the applicant's daughter who is 11 years old and currently on a swimming scholarship at Millfield training 12-14 hours a week. When she comes home she will need to be able to continue her training at home. Currently she does 3 early morning sessions, this will increase to 5 alongside 5 evenings. Her daughter is currently Somerset County Champion in 5 events and nationally ranked.

The reason for the size of the extension is that the applicant needs a 15m long swimming lane in order for their daughter to practice correctly. The rear of the extension backs onto the neighbour's garage and hard standing so will have no impact on their property or amenity space.

ATTACHED GARAGE

The existing detached garage with roof terrace is a dominant feature as you enter the site. The new garage will be sited adjacent to the property resulting in a less dominant feature.

DOUBLE STOREY EXTENSIONS

The extensions are to house a larger en-suite and dressing area to the master bedroom and also to provide enclosed access to the new roof terrace. The partial over garage extension will provide a new walk-in wardrobe and en-suites to both the left hand side bedrooms.

PORCH

The new porch will give provide a more appropriate sized entrance to a property of this style and size.

ROOF TERRACE

Several of the adjacent properties have roof terraces. The part of the roof assigned to the roof terrace has been kept as far away as practical from the adjacent neighbour at No. 42. to avoid any potential overlooking.

The roof terrace is approximately 38m away from the property to the north and approximately 40m from No. 36a so there is unlikely to be any significant harm resulting in any potential overlooking.

REVISED VEHICLE ACCESS AND GATES

The gates to the property have been pushed further back onto the site to enable the applicants to safely come off the highway as currently the cars protrude onto the highway while the applicant opens the gates. The style of the gates have been changed to match the style of the entrance gates to the neighbouring property.