

**Design and Access Statement:
Infill to form enclosed front porch
7 Earnley Road, Hayling Island, PO11 9SU**

11th June 2015

1.0 Introduction

- 1.1 This document is written in support of a submission made to Havant Borough Council for Householder Planning Permission to alter an existing detached property in Hayling Island. The application is made by Plum Architects Ltd on behalf of Mr and Childs and is lodged via the Planning Portal.
- 1.2 Besides this statement the application consists of the following:
- Drawing No. PA15-101:03 Plans and elevations as existing and proposed
 - Completed application documentation
- A cheque for the planning fee in the sum of £172.00 is submitted under separate cover.

2.0 Site and Surrounding Area

- 2.1 The site comprises a rectangular, level, plot of land 420m² in size and aligned in a north/south orientation to the eastern edge of Hayling Island.
- 2.2 The area consists predominantly of mid C20 houses on the edge of a large static caravan park and adjacent to a small marina.
- 2.3 To the north is a large area of open wild ground prior to the marina. To the east Earnley Road winds its way round to the marina and contains similar detached properties the majority of which have been variously modified. To the south, beyond Earnley Road, the urban grain becomes denser with cul-de-sacs containing smaller, detached and semi-detached dwellings including a number of bungalows all constructed at a similar period and again featuring many alterations and extensions. Finally to the west beyond a narrow, unpaved, narrow footpath lies an expansive static caravan park.



Aerial photo

3.0 Existing Building

- 3.1 The existing dwelling is 2 storey, brick built, detached property with a tiled pitched roof set with unusually low front eaves requiring a flat roofed dormer to one of the front bedrooms. The roof sweeps down over an integral garage and an open porch area.



Front elevation as existing

4.0 Brief

- 4.1 The brief called for the infilling of the open porch in order to create better use of the limited internal circulation spaces and give additional weather protection from the prevailing winds.

5.0 Proposals

- 5.1 Whilst the extension requires no additional roof construction it does just exceed the 3m² Permitted Development rules for new structures when measured externally (5.46m²). Consequently whilst the proposals have little impact on the external appearance of the structure or on the streetscene locally they do trigger the need for a formal Householder planning permission.
- 5.2 The front door is pulled forward by 1.3m to create a weather lobby and space generated for coat and shoe storage.