

Summary

LPA Ref 3203095440
Portal Ref PP-02986722_v1



Proposed single story modifications to 6, Selsey Close, Hayling Island. PO11 9SX

For the most part, this involves the demolition of existing Porch, Garage and flat-roofed study extension and replacement with a new construction of virtually identical size but with a pitched roof. The new area to provide; Dining Room, study and shower / wet room.

A location plan follows and photographs of the front and rear elevations are shown on the subsequent pages.



Photographs from front showing existing elevation from Selsey Close





The proposed modifications also include the addition of a pitched roof to the modified building, this will have a simple gable-end at the rear but a hip roof over the porch / canopy at the front which is more attractive than a gable-end.

Kitchen

The existing kitchen/dining area to be merged into one large kitchen area

1. Remove existing French doors (to be reused) and to fit new stable door in LH position
2. Brick-up / Cladding to match existing up to about 1.2m above floor level (above kitchen worktop)
3. New window to go on right-hand side door
4. Kitchen units to be gutted
5. Fit new boiler and associated plumbing to h/ water tank (now under stairs)
6. Fit new Magnet / Wickes kitchen units



Porch and Garage

Both to be demolished but all porch windows and front door to be reused. New porch with similar footprint (almost identical size overall) but with a pitched roof with hips at both ends. All new windows to match existing as far as possible.

The new porch roof to have an overhang supported by a column at the NE corner.

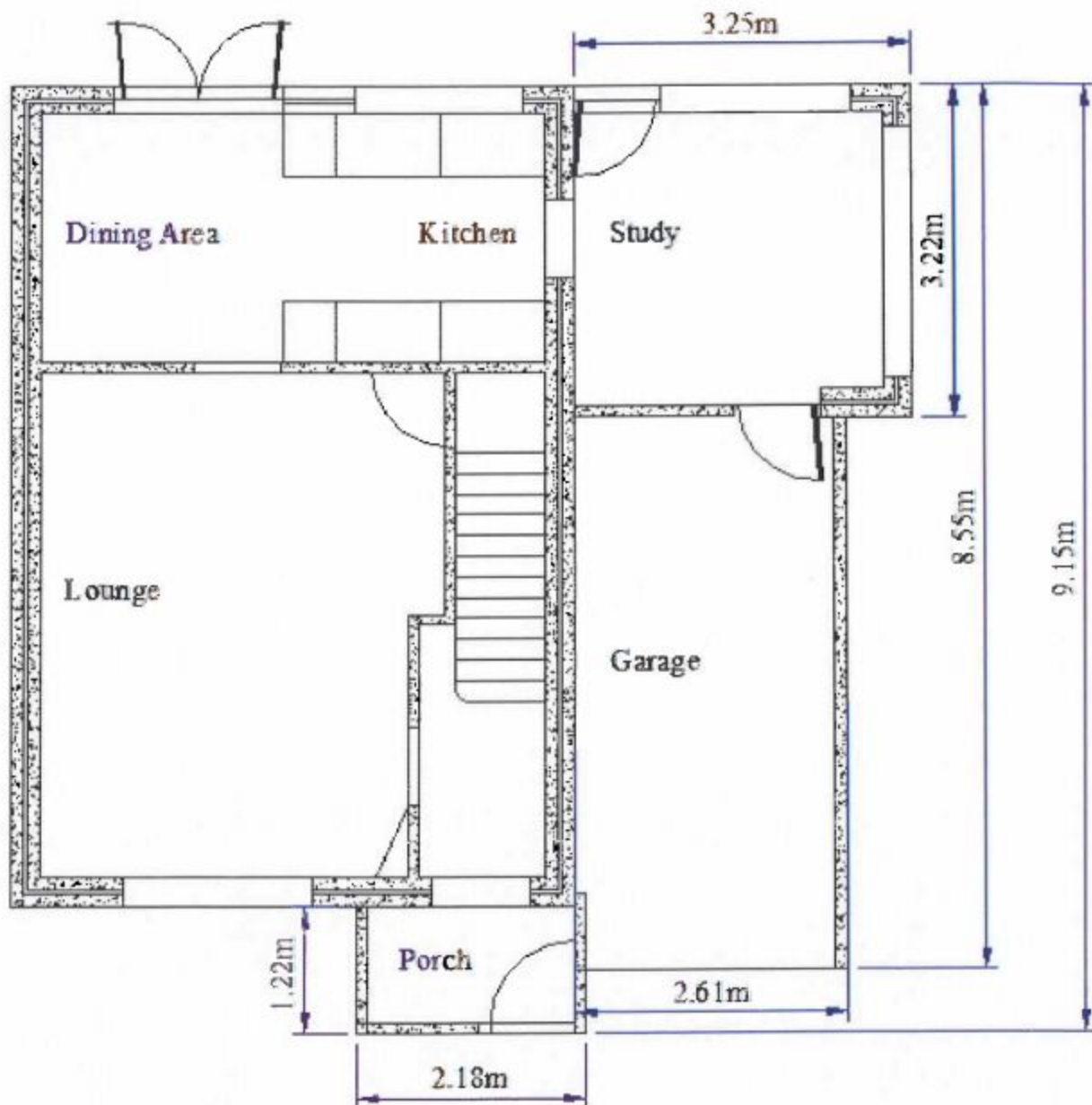
Garage and study demolished but new brickwork to be merged-in with existing garden wall.

Detailed drawings attached;

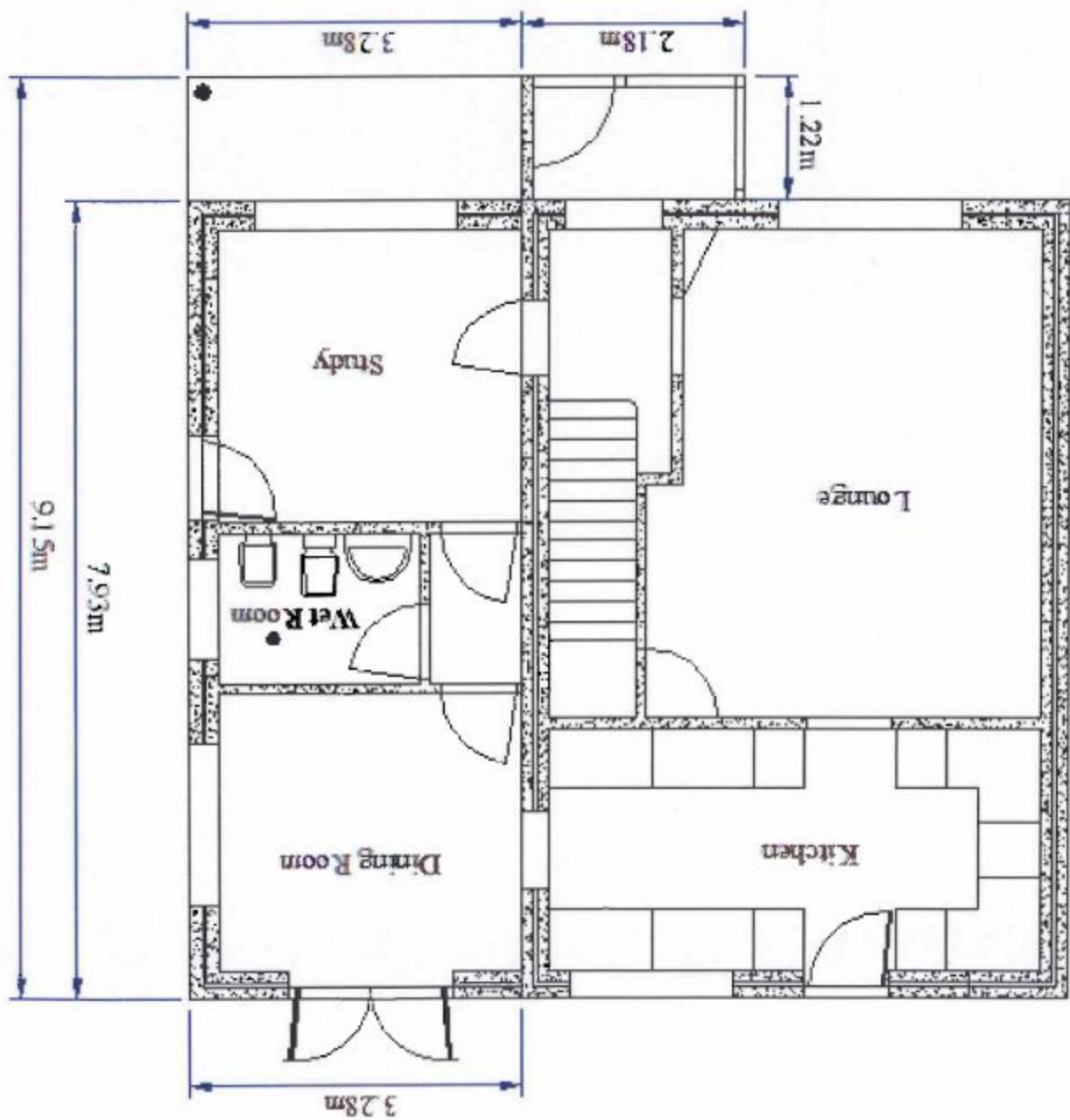
Drawing 1	Existing
Drawing 2	Proposed
Drawing 3	Plan and elevations

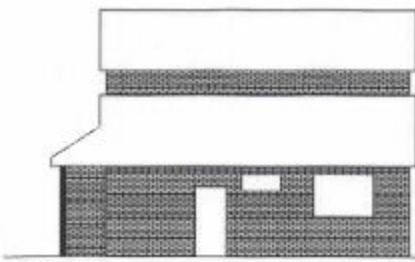


Existing



Proposed





Columns

North Elevation

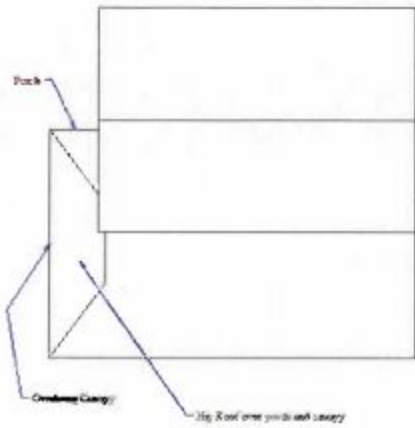


Columns

East Elevation



West Elevation



Plan



Ground Floor