

Design and Access Statement for Loft conversion with front and rear dormer to flat above Coast Guard Café, Sea Front, Hayling Island PO11 9HL

This proposal is for the conversion of the existing flat (drawings provided) to a larger flat for occupation by the owner of the business below.

Coast Guard Café is located on East Stoke Corner on the southern end of Hayling Island. The address forms the end of a block of 4 units which have all received many changes from starting out as a row of cottages they are mostly commercial use to the ground floor with flats above and are surrounded by a range of differing uses styles and commercial enterprises ranging from pubs amusement arcades and flower shops to souvenir shops, ice cream parlours, and convenience stores.

Jeff and Caroline Clark have been local business owners of the coast guard café for many years and offer local employment to 25 staff as well as providing a good service to the local and holiday community on the island.

Unfortunately due to tough economic times and poor weather during the holiday season for a number of years, the Clarks are having to reduce costs and overheads to ensure the long term survival of the Café and Fish and Chip shop.

To achieve this they are selling their house to put funds into reducing overheads at the business and are converting the flat to provide a residence for themselves and there children.

The design has aimed to provide the extra space required whilst avoiding overlooking other residents in the area, this has been achieved by the addition of twin cottage dormers to the front elevation and a dormer to the rear view with windows set in a horse shoe design to avoid overlooking any rear gardens of existing buildings, it should be note the only window that offers a very small view to the rear is a bathroom window that will be frosted with opening above 1.7m.

Whilst this would be the first dormers to the front elevation in the block and this was the reason for refusal of the first application, the dormer has now been amended to two much smaller cottage style dormers, which is felt to be more in keeping with the surrounding street scene. There is plenty of other disturbance to the visible roof line with solar panels roof lights and side flat roof extensions, and as such we believe this will cause no detrimental effect to the character of the building or the surrounding area.