

DESIGN AND ACCESS STATEMENT

96 HAVANT ROAD, HAYLING ISLAND PO11 0LJ



(image showing existing)

This statement has been prepared in support of the application for Full Planning Permission for the alteration of the existing dwelling, to replace the existing rear extension with the formation of a new rear extension (North elevation).

Context

The existing dwelling is a mid terraced, three storey house built using brick with a rendered finish. The property is a family home, situated on a residential road with a variety of property styles.

The rear and side boundary of the property backs on to the rear gardens of the neighbouring properties. The location of this house, its proportion and layout has been considered when making the design proposal.

Use

The proposed use is residential.

Amount

The extension will increase the ground floor living space with comfortable proportions. The extension will increase the foot print from 72.2m² to 95.6m² square metres.

Layout

The internal use of the existing ground floor of the dwelling will remain mainly unchanged and continue to offer: entrance hall, living room, dining area, kitchen, wc. The extension will provide additional space to the existing kitchen and provide a new utility room.

The first floor, currently offering a landing, two bedrooms and a family bathroom, will remain unchanged. The second floor, currently offering a bedroom and en-suite, will remain unchanged.

Scale

The proposed extension will extend 4 metres deep from the existing dwelling, by 5.87 metres wide, by 3.97 metres high, with eaves below 3.2 meters. The proposed rear extension will be set back from the existing boundaries by 150mm, offering a natural subservience.

The existing dwelling (6.34 metres wide, 11.67 metres long and 8.9 metres high) will remain.

Landscaping

The garden to the rear of the property will remain and be landscaped level with new boundary fencing with planting where needed.

Appearance

The new extension will use clay brick stock in keeping with the existing dwelling with period brick details above the door and window openings. A grey flat roof will feature a UPVC roof lantern and will use energy efficient glazing.

The new extension will have a flat roof and be finished to have minimal impact to the neighbouring properties.

All new guttering and downpipes to be white UPVC to match existing.

Vehicle access and parking

The existing property offers single garage vehicle parking to the rear. The off road parking area will remain unchanged.

Pedestrian and cycle access

Access to the property is made from the front.

Disabled access

Access to the property is made from the front.

Conclusion

The proposed extension represents a sympathetic response to the existing dwelling and the local surrounding area. The scheme would not be seen from the road. It would provide an opportunity to increase the functional and habitable space of the existing property, creating a practical and well-proportioned family home.