

DESIGN & ACCESS STATEMENT

Site Address: 2 Church Orchard, St. Peters Road, Hayling Island, PO110RT.

Proposed Development: Single Storey Side Extension.

Site & Surroundings.

2 Church Orchard is a semi-det. 3B house set back on the west side of St. Peters Road sited 40m from the road with access via a private drive. It is within the Northney Conservation area but is not listed. Northney is a linear rural type settlement of residential properties abutting open farmland. The existing properties are a mix of large and small houses detached and semi-detached, terrace houses and bungalows of no particular character but generally traditional in appearance. 2 Church Orchard was built in 1937 and has benefitted from previous planning decision for improvement.

Proposal.

A single storey extension on the south side of the building set back approx 6m behind the front of existing dwelling maintaining generous open garden space in relation to the plot size (approx 800m sq excluding drive). The external walls to be pebble dash finish to match the existing. The flat roof keeps a low profile in keeping with extensions to adjacent properties i.e maytime and waldron.

Access and Landscaping.

There is no change to the drive and turning area or boundary treatment as existing hedges and fencing provide complete screening. The garden is mainly grassed areas with mature trees and shrubs to be reinforced as necessary.

Flood Risk.

The ground level is approx 4.5m AOD and therefore unlikely to flood. The new floor level to be no lower the existing floor.

Planning Policy Context.

Northney is within the Chichester Harbour ANOB but the proposal is not visually intrusive and does not conflict with design guidelines or the Northney Village Statement.

Conclusion.

The small extension (approx 10m sq) will provide for family size kitchen without intruding unduly into the garden area and does not overlook or impact on adjoining neighbours.

