

**Supporting Design and Access Statement:
Proposed Rear Extension
1 Earnley Road, Hayling Island, PO11 9SU**

19th August 2014



1.0 Introduction

- 1.1 This document is written in support of a planning application lodged via the Planning Portal with Havant Borough Council.
- 1.2 The application is made by Plum Architects Ltd on behalf of the property owner Mrs Gill Browning.
- 1.3 Besides this statement the application consists of the following:
 - Drawing No. PA14-150:01 Plans and elevations as existing
 - Drawing No. PA14-150:02 Plans and elevations as proposed
 - Completed application documentation
- 1.4 A cheque for the application fee in the sum of £172.00 is forwarded under separate cover.

2.0 Site and Surrounding Area Evaluation

- 2.1 The site is comprised of a broadly level plot, rectangular plot of land, approximately 482m² in size and sited on the eastern edge of Hayling Island. It is aligned in a north south orientation.
- 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 view of site

3.0 Existing Dwelling

- 3.1 The existing dwelling is 2 storey, brick built, detached property with a tiled pitched roof set with unusually low eaves. This requires the first floor primary windows to penetrate the eaves line with flat roofed mini-dormers. An integral garage is roofed with a similar, tiled, pitched element running front to back and terminating at a full height first floor eaves to the rear creating a stepped ridge line.
- 3.2 The structure has been previously modified to give a single storey, pitched roofed, rear extension containing a bathroom and bedroom. Further separate garden structures along the western boundary contain an enclosed Jacuzzi and a greenhouse. These are partly shielded from view by a 1600mm high brick boundary wall.
- 3.3 A dense treeline prevents any clear views towards the western elevation from beyond the adjacent footpath.



Front elevation as existing



Rear elevation as existing



Existing garden structure



West elevation as existing

4.0 Brief

- 4.1 The brief called for the replacement of poor quality timber structure housing the Jacuzzi and its replacement with a conservatory type structure.
- 4.2 In addition a change to the single circular window on the western elevation was sought.

5.0 Proposals

- 5.1 The proposals feature a square conservatory structure with a brick flanking wall to the western boundary. It is attached to the end of the current single storey element enabling access from within the main dwelling.
- 5.2 The roof is a glazed structure and glazed doors and windows to the east elevation open onto the garden. The remaining southern elevation is also glazed across its width but with a higher sill level to give protection from the planted beds and glasshouse beyond.

- 5.3 The replacement window to the existing west elevation of the main dwelling is a conventional rectangular unit with a high sill to retain privacy but giving an increased opening width enabling a greater amount of natural light into a relatively dark part of the house.

6.0 Highways

- 6.1 No changes to the pedestrian or vehicular access are proposed.

7.0 Accessibility

- 7.1 No changes to the primary entrance is proposed.
- 7.2 Light switches and power points will be replaced as part of the necessary rewiring works. These will be located at a height to suit all in accordance with Part M of the Approved Building Regulations.

1.0 Conclusions

- 1.1 These proposals will allow the replacement of a poor quality garden structure with a new conservatory without compromising either the amount of garden space or the privacy or amenity of neighbouring properties.