

Design and Access Statement 3 Selsmore Road Hayling Island 18.12.12

Application background and overview

This application is for the reapproval of a planning application which was originally approved on the 7th January 2008 application number 07/72605/000. An application was made in January 2011 (APP/11/00025) to gain an extension of the time limit for implementation however unfortunately the applicant was wrongly advised and thus did not complete the correct paperwork resulting in refusal because of the non completion of the binding arrangement for a contribution to Hampshire county council transport policy.

The applicant will be happy to sign the necessary paperwork for the conditioning of the required contributions to local and county contribution policies.

Tree Survey

Please note a tree survey has not been provided as there are no trees on or in falling distance of the construction

Level Survey

Please note a level survey has not been provided as the site is flat

Please note that the drawings and information provided are from the original application and remain unchanged.

Layout

The site is situated on the east side of Selsmore Avenue close to the junction with Salterns Lane. There is currently a detached bungalow dating from the 1920s with a detached double garage in the rear garden

Surrounding properties comprise of a mixture of bungalows and chalet style detached and semi detached dwellings immediately opposite fronting onto Salterns lane

There have been a number of two storey chalet style dwellings erected nearby in recent years

Scale and Appearance

The style and scale of the proposed dwellings along with the facing and roofing materials are intended to match and harmonise with the surrounding properties

Landscaping

The front and rear gardens will be laid mainly to lawn other than the parking areas / driveways shown on the site plans

Access

There is a current vehicular access from Selsmore Avenue . This would need a second access as per the site plans to allow access to both properties.

Flood Risk

The site does not lie within a flood risk area (as confirmed by the environment agency maps)

