



STATEMENT FOR PROPOSED EXTENSION TO
20 SANDY BEACH ESTATE
HAYLING ISLAND

PROPOSAL

This "Statement" accompanies a planning application for the provision second floor living accommodation and first floor rear balcony extending over existing garage to 20 Sandy Beach Estate, Hayling Island. The proposal is a full application submitted on behalf of the property owners.

Please find our revised planning submission for extending 20 Sandy Beach Estate Hayling Island, Hampshire PO11 9RG.

These plans supersede my client's original planning application APP/11/01803 and take into account subsequent meetings and conversations between my client, HBC Planning (Reference GEN/12/01147) and Chichester Harbour Conservancy during 2012 and 2013.

Summary.

My client with HBC Planning Chris Murray and Rachael Hebden met on 7th March this year to clarify an acceptable height, footprint and general format for the proposed second floor and ground floor extensions. From the meeting my client with Chris and Rachel established a possible solution that was likely to be acceptable to HBC planning. With this guidance my client and I have re-drawn plans taking earlier objections into consideration. The guidance and resulting design points are summarised below.

Second Floor extension:

In order to achieve a reasonable liveable space beyond 'a look out post' that includes a standard stairway, standard external door height facing Eastward to the AONB with a minimal sloping roof and overall compact size to reduce overall bulk we highlight the following design features....

1. Limited extension footprint which covers 55% of the current roof space.
2. The remaining 45% space used as a decking area and margins around the outer walls of the extension.

3. Setting the extension at the front of the property to avoid conflict with neighbouring properties views towards the ANOB.
4. Step the sides of the extension in away from the main body of the building to characterise the extension as an addition to the main building rather than an upward continuation of the main building.
5. Slope the roof line front to back (West to East) with the lowest end facing the AONB to minimise potential visual impact.
6. Employ materials that blend with the skyline to minimise potential visual impact across the AONB.
7. Employ an overlapped roof feature at second floor echoed with an overlap lantern roof light feature above the ground floor kitchen to achieve a pleasing contemporary Art deco style.

Ground Floor extension:

In order to maximise living space but keep within the parameters of neighbouring extensions and first floor terraces the following features are included in the design...

1. Kitchen Diner with a similar footprint to the present garage space.
2. Addition of a small garage storage room at the front of the property allowing space for a single off road parking bay.
3. Introduction of a West facing balcony at the at first floor level to recreate the original West facing decks that were included in all of the Sandy Beach properties constructed in the 1930s.
4. Restrict the extent of the second bedroom to the rear of the property to be in-line with the boundary of the neighbouring property first floor decking extension.
5. Employ materials and shapes that fit with other buildings in the local area.

Please let me know if you have any questions regarding these plans or any of the points above.



