

PLANNING DEPT.,
HAVANT BOROUGH COUNCIL.

PROPOSED NEW SHOP WITH TWO BEDROOM FLAT OVER.
31, ELM GROVE, HAYLING ISLAND, HANTS.
DESIGN AND ACCESS STATEMENT

INTRODUCTION.

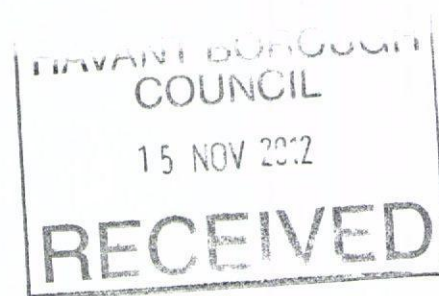
1. Planning permission is sought to redevelop the above site to build a new shop with a two bedroom flat over the land at present is used as a Meeting Hall for the Hayling Conservative Association
2. The present building is old and of timber construction and although has served a useful purpose for many years is now in need of modernization and with this in mind the best course of action would be to demolish it and redevelop the site.
3. The land is level with an open frontage to Elm Grove adjacent to an existing parade of shops in the main Shopping area for Hayling. Its northern boundary is next to an access road to a Council car parking area at the rear. All adjoining properties are two storey

DESIGN PRINCIPLES-AMENITY

The development will form a natural progression of the existing run of shops following the existing tapering line. The opportunity for change in the present local street scene for an orderly and acceptable form of development in contrast to the present timber building and associated activity represents a desirable improvement to the visual amenities of occupiers of adjoining property and in the local area generally.

ACCESS

In this particular case ,access per se to serve the proposed development is not seen as an issue of concern since the proposal does not involve the formation of a new vehicular access or material change to that which exists.



SUMMARY

Planning law requires that applications for planning permission must be determined in accordance with the development plan. The proposal is a viable, inclusive and sustainable development that is compliant with relevant policies in the development plan.

At present there is no parking on the site or little opportunity of creating any given the constraints of the land , this however is typical in this stretch of Elm Grove , please note that a cycle store/racking is to be included within the scheme.

It is a fundamental principle of planning management that every application should be considered on its individual merits. Therefore accordingly with due regard to these matters of material relevance, national and local planning policies, we respectfully request the application be objectively and favorably considered on its merits and that planning permission be granted ,subject to conditions which may be considered appropriate to prescribe.

Peter Walker MRICS
CHARTERED SURVEYOR

For the applicant Mr. F. Skipper.

