

Design and Access Statement – Planning

Project: **1 Sinah Lane, Hayling Island, PO11 0EY**



Introduction

Proposed two storey rear extension with attached garage + loft conversion with rear dormer window

Demolition of existing rear conservatory

Design

The 2 storey rear extension is to provide an open-plan kitchen with dining/family area on ground floor plus 2 additional bedrooms with bathroom within the roof space.

It is also proposed to create a new stairway with large open hallway with a replacement front dormer window

The existing ground floor bathroom will be repositioned with a utility room added. The garage will be extended to the front of the building

(i) Amount:

- Rear extension
- Side hips to roof replaced with dutch gables
- Loft conversion with rear dormer
- Attached garage
- Internal alterations

(ii) Layout:

- As shown on location plans and drawings.

(iii) Scale

- Size as shown on drawing Sin001

(iv) Landscaping

- As existing

(v) Appearance

- Roof extended over garage with dutch gables. Front dormer window design changed

(vi) Access

- As existing

- Services (water, gas, electrics) already exist on the site. The foul and storm drainage will be connected to the existing mains