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DESIGN AND ACCESS STATEMENT

136A, ELM GROVE, HAYLING ISLAND, HANTS.

The property is part of a larger development built in approximately 1987. The original scheme was for two office units accessed via Legion Road and a small shop (136A) fronting Elm Grove, Hayling Island, with three flats over, constructed of face brickwork with a flat roof.
In recent years planning consent has been granted for the change of use of the office units into residential also the adjacent properties 134/136 Elm Grove have been changed to residential.
Letting the unit for shop/office use has proved difficult, see the attached Marketing Statement, and therefore planning consent is requested for this Change of use.
The property has access via Elm Grove and also the rear car parking area where a car parking space has been allotted. The existing shop front is to be removed and bricked up in matching face work and a new door and windows inserted to be in keeping with the original development.