PERMIT

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Design and Access Statement

In support of a planning application for a replacement bungalow and garage building at 41 Seafront Estate, Hayling Island, Hampshire, PO11 9JJ

Context:
Seafront Estate is a residential estate situated off Seafront Road on the southern part Hayling Island. The estate is a large development of bungalows arranged around three greens. The majority of the buildings were constructed around the 1950s with many having been altered, extended or replaced over time.

No. 41 is a typical example of the development, comprising of a two bedroom bungalow. However the plot does benefit from a substantially longer site then most of the other properties on the Seafront Estate, measuring 9m x 50m approximately.

The front garden is open to the green with low boundary walls/fences and low shrubs and a lawn.

The rear garden is bounded on all sides (west, south, and east) with a 6 foot timber fence. There are a number of trees on the west boundary, and a large oak tree providing substantial screening is situated at the far end of the garden on the southern boundary.

Amount:
The proposal seeks planning permission for the replacement of the existing bungalow and garage. The replacement bungalow is essentially positioned in the same location as the original. The proposed bungalow is longer than the original, and as such the replacement garage has been relocated. The new garage is of the same size and scale of the original.

Layout:
The reorganization and extension of the plan and roof of the original building would not have been particularly practical. Building from new also enabled the building to be constructed to modern thermal specifications.

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The proposed bungalow provides modest, yet well arranged accommodation. The inclusion of the roof void over the main living spaces will provide a light and airy feel to the property despite its small size. Likewise the mezzanine, although not a full storey, will maximize the volume new roof of the property and add interest to the arrangement.

Scale:
The proposal will have little or no impact on the street scene. The proposed building is a similar scale to the original. The ridge height is marginally higher than the original, but is now in line with the neighbouring properties.

The proposal projects beyond the rear of the original building by less than 3m, well within the order of scale endorsed under permitted development criteria. The modest ridge height and hipped roof at this end of the building provide an appropriate relationship with the lengthy rear garden.

Appearance:
The replacement building will resemble the general timbre of the estate buildings. It will also be constructed in materials typical to the estate.

The building is well proportioned with good sized windows, creating an appearance of a well planned and inviting property.

Access and landscaping:
Generally the parking arrangements and landscaping of the property will remain unchanged by the proposals.

Accessibility of the property has been considered. The proposals improve access over the original scenario with wider openings that are more readily accessible.

Roger Lilley RIBA
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