

PLANNING, DESIGN AND ACCESS STATEMENT

CONTENTS

1. Summary.....	2
2. Introduction.....	3
3. Site and Surrounding Area.....	4
4. The Case for Permission.....	5

1. SUMMARY

1.1. This Supporting Planning, Design and Access Statement has been prepared by Mr Simon Turner. It accompanies a planning application for the erection of a garden room at the rear of 66 Havant Road, Hayling Island, Hants, PO11 0PY.

1.2. The proposed scheme provides a positive contribution to the property and will fit in with the general feel of the existing building.

1.3. In summary, the scheme would provide:

1.4. A new oak framed garden room at the rear of the property:

1.5. A sensitive design in-keeping with the current property & surrounding area;

2. INTRODUCTION

2.1. This Supporting Planning, Design & Access Statement has been prepared by Mr Simon Turner.

2.2. The Statement forms part of a planning application for development at 66 Havant Road, Hayling Island, Hants.

2.3. The site is identified on the Location Plan within the drawings submitted as part of the planning application. The building is grade II listed but is not within a Conservation Area.

2.4. The proposed scheme is for:

2.5. The erection of a single story oak framed garden room.

2.6. The current proposal has been designed by Chris Loader of Hambledon. The detailed drawings to accompany the application are:

2.7. TUR001 Drawing Number 01: Existing Elevations, Site Location Plan, Existing Ground Floor Plan, Site Block Plan.

2.8. TUR001 Drawing Number 02: Proposed Elevation, Proposed Ground Floor Plan, Proposed Site Block Plan.

2.9. TUR001 Drawing Number 03: Proposed Oak Frame Garden Room Floor/Wall Plans and Elevations.

3. The Site and Surrounding Area

The Location

3.1. The application site is situated within the Borough of Havant. The location of the site is shown on the site location plan (Drawing Number 01).

The Site

3.2. 66 Havant Road forms a 2 storey residential property. It was originally the house the blacksmith of Hayling Island lived in from around 1700 until 1880. It adjoins 66a Havant Road which was originally built as the blacksmiths forge for the island.

3.3. The façade of 66 Havant Road is rendered cream; it has original windows at the front of the property and newer wooden framed windows at the back of the house. It has an exposed oak beam above the rear back door.

3.4. The house fell into disrepair for many years and had extensive renovation work carried out nine years ago to bring it to its current condition. At this time permission was granted for a small conservatory to be built on the rear of the property but this work was never started.

The Surrounding Area

3.5. There are a mix of more modern detached dwellings and terraced house dwellings along Havant Road. The buildings vary in height from 1 to 2 storeys.

3.6. Havant Road has a mix of uses, including retail premises, and residential accommodation.

3.7. To the north of the property is a large field which is used to house horses.

3.8. There is a Car Park to the north of the property used mainly by residents of the terraced houses who do not have parking spaces. The area is well served by public transport having good links to:

3.9. Havant railway station (10 minutes car journey)

3.10. Local bus routes which run regularly from Havant road.

3.11. These all provide links into Havant as well as other areas and beyond.

4. The Case for Permission

4.1. The garden room has been sensitively designed to respect the existing property. Being designed with green oak as the main building material the new room would fit in with existing materials used within forge house and will age and mellow to sit in harmony with the property. The roof structures lantern will provide an attractive feature and all colours used will fit in with pre-existing elements of the house.

4.2. The sensitive and neat design ensures that the character of both the old forge and forge house is not compromised and the scheme respects the surrounding area and is suitable for the topography of the area;

4.3. The oak framed building is designed to be standalone. This means that the construction will not have any implications on the existing listed building and will not require any changes to the buildings structure.

4.4. This room will be used as an occasional room and will be separated from the rest of the property by an internal door.

4.5. There will be no need to increase car parking for this development

4.6. In conclusion, the proposed extension is acceptable and should be permitted.