PERMIT

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2 August 2011
DESIGN AND ACCESS STATEMENT
TWO NEW THREE BEDROOM BUNGALOWS.
60, CREEK ROAD, HAYLING ISLAND, HANTS.

Planning permission is sought for the replacement of an existing two bedroom property which is of sub standard construction and in very poor condition.
This is a large plot with a depth of 60m in a road of mixed development situated at eastern end of Hayling Island and falls outside the flood zone area.
The general principles for redevelopment in this zone are acceptable provided that the new development does not increase pressure on the emergency services during the time of flooding.
It is maintained that the new dwellings will indeed improve and upgrade the appearance of the neighborhood, they are to be built in face brick under a concrete tiled roof and in keeping with other properties in the area.

Indeed along this side of Creek Road other applications for back land building have been successful in recent years and a generous driveway width to the rear plot has been maintained, together with a planting buffer at the sides.

With regard to access the site is level from the hard surfaced parking area to a small ramp which will be constructed to the front doors of the properties giving both easy access for wheelchairs and disabled people, there will be hard standing for two cars and level surfaces are to be maintained around both dwellings .
The site is in an established area with existing defined boundaries and the redevelopment of this property can only enhance the present street scene.

Peter J Walker MRICS.

HAVANT BOROUGH COUNCIL
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