HAVANT BOROUGH COUNCIL
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STATEMENT FOR PROPOSED EXTENSION TO 20 SANDY BEACH ESTATE HAYLING ISLAND

PROPOSAL

This "Statement" accompanies a planning application for the provision second floor living accommodation and first floor rear balcony extending over existing garage to 20 Sandy Beach Estate, Hayling Island. The proposal is a full application submitted on behalf of the property owners.

It is proposed to extend the existing property to provide a new second floor living area with a curved roof. Internally the layout will be changed to accommodate the new staircase and provide updated living facilities.

Externally to the rear it is proposed to provide a new first floor balcony that will extend over the roof of the existing garage. This type of decking arrangement has been carried out on the majority of adjacent properties. The balcony area will have stainless steel and glass balustrade.

It is proposed to clad the exterior of the altered property with Eternit Weather Board from first floor level upwards. The ground floor wall will be rendered as existing. The proposed curved roof covering will be metal cladding.

It is considered that what is proposed will provide a high quality residential unit of accommodation whose siting, scale, massing and architectural form, together with the materials to be used, will be appropriate insofar as the overall architectural character and quality of the locality is concerned. It is not considered that there are any significant elements within the locality which dictate what is an appropriate form of architectural detailing and the applicant in this case considers that the high quality development proposed will serve to enhance the overall visual quality of the area.

The main focus of the house is towards the harbour with the planning of the first and second floor taking advantage of the views towards Chichester harbour. The neighbouring buildings at 19 and 21 Sandy Beach Estate have first floor balcony areas to the rear.

In considering the proposed application could you please take into account the following points:

1. We are aware that planning permission has recently been rejected at 18 Sandy beach estate concerning second floor development.

2. The Client has spoken with their neighbours and 18 Sandy Beach and in the event of a refusal it is their intention to appeal against any decision to refuse planning at the second floor level relating to conservation status of the local area. Neighbours either side of 20 Sandy Beach are both positive and support the principle of development going to three levels.

4. We have researched the local area and have found several examples of houses that have in the recent years been extended to three levels, many of these lie within or on the boundary of the nature reserve and Chichester harbour. (Wittering Road, Sandy Point Road and Bracklesham Road).

The proposal complies with all the relevant Local Plan Policies.

The external materials, comprising painted render, Eternit Weaterboarding, glass and metal clad roof will sit comfortably within its locality when viewed from the harbour and shore opposite.

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