TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Circular 01/2006

DESIGN AND ACCESS STATEMENT

Proposed Two Bedroom Bungalow on land at rear of 70, Rails Lane, Hayling Island, Hampshire.

For Mr.& Mrs. J. Brown

Planning application prepared and submitted by Peter Walker (Island Designs)

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1.0 CONTEXT

ASSESSMENT

1.1 Planning permission is sought for proposed two bedroom bungalow on land at the rear of 70 Rails Lane, Hayling Island.

An explanation of the character and features surrounding the site.

1.2 The application site is on land at the rear of 70 Rails Lane, located on the eastern side of the road. Rails Lane is an Unclassified Road and part of the local traffic distributor road network, serving the Mengham/Eaststoke area of Hayling Island. Rails Lane has a road width of approximately 7 metres, with no footways in the vicinity of the application site. The application site is within a residential area characterised mainly by two storey dwellings. Adjoining the site, Nos.72 and74A are chalet bungalows.

An explanation of the character and features of the site itself.

1.3 A driveway, on the southern side of the existing two storey house (No.70), leads to a large garage used as a blacksmiths workshop, at the rear of which is part of the rear garden, laid with lawn. A large caravan is presently stationed at the rear of the workshop, close to the southern boundary and also a garden shed. The boundaries of this level site are defined by 2 m. high close boarded fences.

EVALUATING THE INFORMATION

Opportunity

1.4 The development proposal is primarily initiated by the applicants' desire to utilise a generally unused area of land as an opportunity to provide a modest two bedroom bungalow.

The application site is considered to be suitable and appropriate to support the proposed viable development and which would be compatible with adjoining property. The proposed bungalow would be of traditional construction with detail design, materials and finishes to high quality standards.

1.5 The site is level and would provide easy and convenient vehicular, pedestrian and disabled access. The development would meet the required local highway authority standards for access and parking provisions.

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2.0 INVOLVING THE COMMUNITY

Additional Housing

Due to continuing demand, there are pressures to increase housing in the borough. Containment within existing areas of housing has a number of advantages. These areas provide established housing and residential amenities. No additional infrastructure is required and landscaping, hard and soft, is normally already well established. Such areas mean that densities can be increased with minimal overall detriment to the local area and little impact on neighbouring property, which applies in this case.

3.0 DESIGN PRINCIPLES

3.1 The design scheme submitted with the planning application shows in the layout that the proposed bungalow has been sited within the application site, in a generally similar position to that of the immediately neighbouring property north of the site. This chalet bungalow (No.74A), sited at the rear of No.74 Rails Lane, was granted planning permission in 2008 and has since been extended with the addition of a large conservatory. The existing workshop and the large caravan will be removed in order to create a vehicular access driveway and turning area within the site. The surface of the driveway will be finished with permeable blockpaving. Two parking spaces will be provided within the site. The existing boundary fences will be retained. As part of redevelopment of the existing house, the existing front boundary which presently consists of a brick wall and a line of mature coniferous plants will be modified to provide a reduced dwarf wall; the conifers will be replaced with new plants, with the primary objective of improving visibility when entering the adjoining road.

The existing vehicular access arrangements will be improved from the recently acquired additional area of land associated with the southern access, as indicated on the layout plan submitted with the application. Parking provision for three cars will be retained to serve the existing house (No.70).

Appearance

3.2 Front and rear elevations will be finished with facing bricks and side elevations with render; the bungalow will have a concrete tile roof. The proposed dwelling would be appropriate in terms of its setting, appearance and modest size, in relation to its plot size and adjacent dwellings.

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4.0 CREATION OF DESIGN SOLUTIONS

4.1 The primary objective is to create a modest two bedroom bungalow with off-road parking provision for two cars. The proposed dwelling is considered to be appropriate in this location in terms of siting, scale, layout, traditional construction methods, materials and finishes.

5.0 ACCESS

5.1 The existing host dwelling has two vehicular accesses which provide an "in and out" arrangement. The development proposals provide the opportunity to materially improve the southern most access which in turn, will additionally serve the proposed new bungalow. In this case, the proposed development site is level and vehicular, pedestrian and disabled access to and from the new dwelling would be direct and convenient.

6.0 SUMMARY COMMENTS

6.1 Planning permission is requested to erect a modest two bedroom bungalow on land at the rear ofNo.70 Rails Lane, Hayling Island. The plot size is similar to that ofNo.74A, which was granted planning permission in 2008, for a chalet bungalow.

6.2 The proposed bungalow would therefore be comparable with the bungalow at74A,and appropriate in terms of design, scale, layout and would be satisfactorily integrated with the local context without discernable harm to the residential amenities of adjoining dwellings and the wider local area.

6.3 The proposal complies with relevant components of Policy CS16 in Havant Borough Council's Core Strategy –LDF.

6.4 Location and site plans, floor plans and elevation drawings have been submitted with the planning application by Peter Walker (Island Designs).

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