Design and Access Statement
99 Station Road Hayling Island Hampshire PO11 0EE

This proposal is to increase the size of existing rooms at first floor level and provide an en suite bathroom

The front extension aims to fill some of the void above the existing single story ground floor area to create an elevation which, whilst providing the extra living space required , also satisfies the reasons for refusal on the last application (ref APP/11/00022) as below

'The proposed first floor front extension by reason of its depth and mass would adversely affect the outlook from and light available to the occupiers of the adjacent resident residential property (No 97 Station Road) As such the development would be contrary to Policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework'

In the revised design by stepping the elevation back in two steps the mass is reduced and light to the next door property is much less effected (and not at all effected within the boundaries of the 45 degree rule)
In addition the design aims to address the issues of other neighbours (although not accepted as valid reasons for objection by the planning officers) in that the step back retains the individuality of the two attached properties (no 99 and 101 Station Road)

As can be seen by the street scenes provided the design is still very much in keeping to the matching styles of the semi detached properties to either side of the proposed development and thus does not have a detrimental effect to the existing street scene.

Access to the property is unaffected and no additional bedrooms are offered in the proposal hence occupancy numbers will not increase