PERMIT

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ARCHITECTS

NEW REAR BEDROOM EXTENSION AND DINING ROOM

63A ST MARY'S ROAD, HAYLING ISLAND

DESIGN AND ACCESS STATEMENT

1.0 Amount

This application is for a proposed rear extension to an existing bungalow at 63A St Mary's Road, Hayling Island.

The bungalow is set back from the road and adjoining neighbours. The works proposed are located to the rear on the northern boundary and comprise a single storey extension 6.7m wide x 3.3m deep.



2.0 Layout

The proposed is for a small extension which will provide a larger bedroom, with an ensuite facility, and a new dining area. The existing rear wall will be opened up to link through to the new extension.

The extension is to provide a larger bedroom that has more intimacy with the garden, and has patio doors and side lights to maximise the bedroom's outlook.

In addition the new dining room also engages with the garden, and has a rooflight to provide a sense of openness and optimise natural light.

3.0 Scale

The existing bungalow has a low eaves height of 2.1m with a shallow pitched roof. There are bungalows both sides. The new extension will be single storey and is to the rear of the property.

A flat roof is proposed to minimise any impact on adjoining properties. The proposed rooflights are low profile to reduce their impact too.

4.0 Landscaping

This is a private householder application and the existing garden area damaged by the works will be repaired and made suitable for garden purposes; grass, bedding etc.

5.0 Appearance

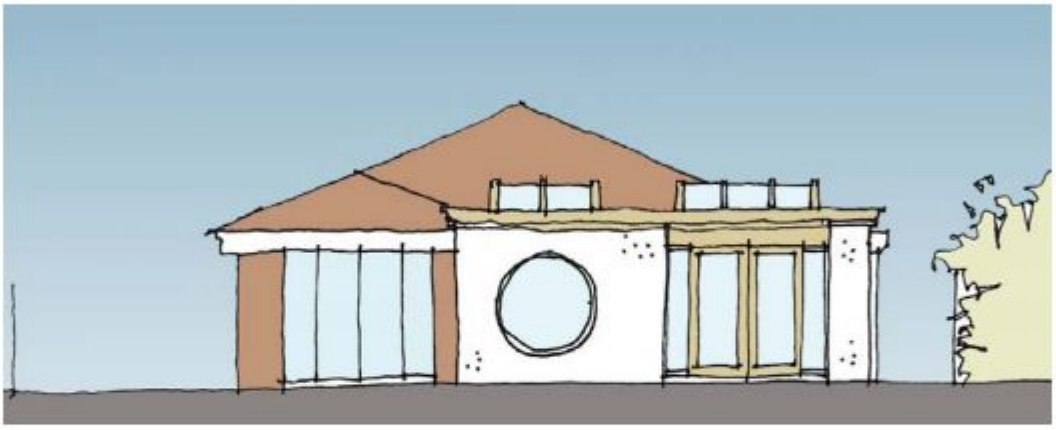
The existing bungalow is a red brick building with white UPVC windows and doors. It has a shallow pitched roof, with concrete double pantiles; concrete half round hips and ridge tiles.

The soffits and eaves are 300mm deep comprising a white UPVC finish throughout.





In contrast to the dominant red brick it is proposed to use a white smooth render finish for the extension. The white UPVC windows and door profiles will be adhered to, along with the white soffits and eaves.



The elevated treatment, as proposed above, looked at new oak joinery for the extension, but it was felt that the existing white UPVC would be more in keeping with the rest of the house.

The roof lanterns will be shallow white UPVC modules with clear toughened glass panes.

6.0 Appraising the Context

The new extension is concentrated to the rear of no. 63A St Mary's Road which has a northerly aspect, with a suntrap in the north-east corner.



View looking north



View looking east



View from the west

Typically it is a residential area with mature gardens. Many of the rear gardens have close-boarded fencing with shrubs and planting on the boundaries.

The proposed extension is spaced off the boundary on the same line as the existing. It will be lower than the main part of the bungalow.

In terms of overlooking, the extension is confined to a single storey and there are no windows overlooking no. 63.

It is a small unobtrusive extension that cannot be seen from the street, and has little impact on either no. 63 or 65.

7.0 Access

Access to no. 63A is not affected by the new extension. The existing entrance is retained, and the existing occupancy conditions have not altered.

8.0 Flood Risk

The Environment Agency Flood Risk map confirms that the site is not subject to flooding.

