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DEMOLITION OF SINGLE STOREY FRONT EXTENSION FOLLOWED BY CONSTRUCTION OF REPLACEMENT SINGLE STOREY FRONT EXTENSION AND INTERNAL ALTERATIONS

AT

CREEK COTTAGE, 13a SALTERNS LANE, HAYLING ISLAND PO11 9PH

DESIGN AND ACCESS STATEMENT

FULL PLANNING PERMISSION APPLICATION

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View East along Salterns Lane



View West along Salterns Lane



South Elevation

1.0 Site Analysis

1.01 The site lies within Hayling Island Mengham settlement policy boundary and outside of the South Downs National Park.

1.02 The house is located on Salterns Lane and is accessed by a single driveway, well screened from Salterns Lane by mature trees and planting.

1.03 Creek Cottage is a detached property set back approximately 32 metres from Salterns Lane. A single storey glazed extension was added some years ago to the front of the property. The existing garage was converted into a utility room at this time.

1.04 The site measures approximately 0.107 hectares. The site is level.

1.05 The site is not at risk of flooding.

1.06 There is no evidence of bats being present on the site. There is no evidence of badgers, their sets or foraging areas being present on the site.

1.07 The car parking provision is to remain as existing.

1.08 The neighbouring properties have been built in a variety of styles.

1.09 A pre-planning meeting was held with Jenna Shore on 10th November 2011 at which the proposals were discussed and the principle of the development was deemed to be acceptable.

2.00 Proposed Use and Layout

2.01 The proposed extension is to provide a central hall, an extended utility room and an additional reception room.

2.02 The proposed extension is of a similar scale to the existing extension.

3.00 Landscaping

3.01 Existing hedges, trees and planting are to be maintained.

4.00 Access

4.01 The existing access is to remain unaltered.

5.00 Design Principles

5.01 The existing south facing extension is primarily a glazed structure with a polycarbonate roof. It suffers from extreme solar gain in the summer months and is poorly insulated resulting in severe heat loss in the winter months.

5.02 The garage has been converted by previous owners to a utility room but no insulation has been added.

5.03 The proposed replacement extension is to be well insulated, with windows positioned so as to maximise natural daylight penetrating the footprint of the house but also reducing solar glare.

5.04 Solar panels are to be accommodated on the proposed flat roof, with the parapet detail concealing them on the external elevations.

5.05 The design of the proposed extension blends with the original house, with the existing horizontal tile detail continued around the proposed extension at parapet height. The existing render, painted white on the lower half of the original house, is to continue around the proposed extension.

5.06 Both the existing and proposed extensions are well screened from the neighbouring properties by existing fencing and mature vegetation and have little impact on the neighbouring properties.

5.07 The house and proposed extension, which are set back approximately 32 metres from Salterns Lane, are well screened by mature vegetation and have little impact on the streetscene.

5.08 All materials, motifs and detailing used throughout the build are to match closely those of the existing house and attached property.

6.00 Environmental Issues

6.01 The extension and alterations are to be constructed so that they have the minimum impact on the environment both whilst being built and when built.

6.02 Solar panels are to be installed on the South facing flat roof.

Louise Bonnington
18th November 2011