

Erection of F **PERMIT** und Floor Extension to Shop Building

57 Station Road, Hayling Island

Design & Access Statement

Assessment of physical context

- This application seeks to construct a single first floor flat above the single storey flat roofed retail unit in the parade at West Town.
- The existing property forms part of a terrace of retail units - all but two of which have constructed a first floor flat.

Social/economic context and planning context.

- The benefits of this development are to ensure that maximum use is made of urban land within the Hayling Island area - thus making a valuable contribution to the LPAs unidentified sites housing figures.
- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance. The site lies within a clear line of dwellings and comprises previously developed land within the built up area.

Involvement of local interests

- Prior to submitting this application, an informal view was sought from the planners at HBC. They indicated support for the scheme but noted a preference to also include #45. Attempts have been made to incorporate #45 into this scheme but the owner of that property has been unwilling.

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL

41 APR 2011

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale and character of the surrounding area and the need to ensure that the proposed first floor flat reads as part of the terrace of units along Station Road have influenced the style chosen for the proposed first floor extension.

Design Principles

- Having regard to the advice contained within PPS3 it is considered that a design response, which incorporates the characteristics of existing developments within West Town, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Amount of development

- A single two bedroomed first floor flat is proposed.
- The existing single skin ground floor rear extension to the shop unit will be demolished and rebuilt.

Layout

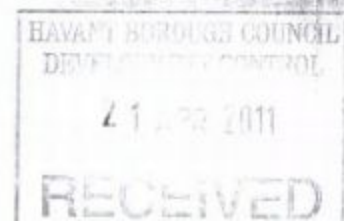
- The proposal relates to the roof of the existing single storey unit. The proposed flat will cover the existing roof and the side access road – save for a 1m gap which is land owned by #49.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this previously developed site at an appropriate density, in accordance with current national and local planning policies.

Scale

- The building will become 2 storeys in height with a flat roof. Its height will match that at #43.

Landscaping

- None.



Appearance

- In terms of design the scheme mirrors that of the existing terrace of units - particularly those with a first floor flat - stock bricks will be used to match as closely as possible those on the existing building.

Access

- Pedestrian and vehicular access to the flat will be from Station Road and through the covered access.
- The submitted location plan indicates the location of the proposed flat, the existing building and access routes within the site. All other areas will be open spaces for use by the occupiers of the property and there is sufficient room for provision to be made for the secure parking of cycles and for parking for the existing shop and the proposed flat.
- In terms of access to the transport network it is confirmed that a good bus services connect the site to Havant Town Centre.
- The site is also within the West Town local centre - where a range of facilities exist.

Use

- The proposed use is as a single flat.

© S Jupp MRTPI, Chartered Town Planner. May 2007.

