PERMIT

HAVANT BOROUGH COUNCIL
15 JUL 2010
RECEIVED

MR AND MRS S BERRY
31 WITTERING ROAD
HAYLING ISLAND
HAMPSHIRE
PO11 9SP

PLANNING STATEMENT

HAYLING ISLAND HAS IN ITS PAST BEEN CALLED HEGLINGAIG, HEILINCGA, HAILINGES AND HAYLAND TO NAME BUT A FEW.

HAYLING ISLAND IS SEPARATED FROM THE MAINLAND BY A CHANNEL KNOW AS SWEARE DEEP. THE ISLAND WAS INACCESSIBLE, DURING PERIODS OF HEAVY WEATHER, UNTIL 1823 WHEN PERMISSION WAS GIVEN TO BUILD A BRIDGE ACROSS LANGSTONE HARBOUR UP TO THE FERRY HOUSE IN NORTH HAYLING. THE SEA HAS ENCROUCHED UPON THE ISLAND SIGNIFICANTLY, HAYLING PRIORY AND THE WHOLE HAMLET OF EAST STOKE WERE LOST TO THE SEA DURING THE 14TH/15TH CENTURIES.



DURING THE 17TH CENTURY THE SEA, AGAIN, SUBMERGED PARTS OF THE ISLAND UNTIL THE DUKES OF NORFOLK COMMISSIONED SEA WALLS TO BE BUILT ON THE EAST COAST.

SOUTH HAYLING INCLUDES THE MORE PROSPEROUS PORTION OF THE ISLAND, THE SOIL IS RICHER THAN THAT OF NORTH HAYLING, THE SUBSOIL BEING LONDON CLAY.

31 WITTERING ROAD IS A LARGE DETACHED PROPERTY. IT IS PROPOSED TO ERECT A SINGLE STOREY CONSERVATORY TO THE REAR OF THE PROPERTY ONCE THE ORIGINAL CONSERVATORY HAS BEEN REMOVED. THE SIZE OF THE PROJECT IS A PRODUCT OF ITS PROPOSED FUNCTION. IT WILL BE UTILIZED AS A DINING ROOM BY THE APPLICANTS AND ACCESS TO THE CONSERVATORY WILL BE FROM THE EXISTING OPEN PLAN LOUNGE / DINING / KITCHEN AREA.

LAYOUT

DUE TO THE LOCATION OF THE PROPERTY, THE CONSERVATORY WILL NOT BE VISIBLE FROM THE ROAD. THE BUILD WILL NOT IMPACT ON ANY OF THE AMENITIES OF NEIGHBOURING SITES NOR WILL IT AFFECT THE CURRENT LEVEL OF SUNLIGHT OR DAYLIGHT ENJOYED BY NEIGHBOURING PROPERTIES.

SCALE

THE CONSERVATORY SIZE HAS BEEN KEPT IN KEEPING WITH AND IN RELATION TO THE EXISTING BUILDING.

LANDSCAPING

WHEN THE CONSTRUCTION OF THE CONSERVATORY HAS BEEN COMPLETED, THE AREA SURROUNDING THE CONSERVATORY WILL BE LANDSCAPED AND MADE GOOD.

APPEARANCE

THE DESIGN HAS BEEN CREATED TO ENABLE THE CONSERVATORY TO MATCH THAT OF THE EXISTING PROPERTY. THE FRAME AND WINDOWS OF THE CONSERVATORY WILL BE WHITE UPVC FRAMED DOUBLE GLAZED UNITS.

ACCESS

THE EXISTING ACCESS TO THE PROPERTY WILL NOT BE DISRUPTED OR DISTURBED. IT WILL NOT BE NECESSARY TO DISTURB ANY SHRUBS OR BUSHES OF CONSEQUENCE SURROUNDING THE PROPERTY.

OTHER MATTERS

A TREE SURVEY IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE. THERE ARE NOT ANY TREES OVERHANGING THE SITE OF THE DEVELOPMENT BUT ARE TREES WITHIN FALLING DISTANCE. AN ARBORICULTURAL STATEMENT IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE, THERE ARE NO TREES OVERHANGING THE SITE OF THE DEVELOPMENT BUT ARE TREES WITHIN FALLING DISTANCE.

A FOUL SEWERAGE AND UTILITY ASSESSMENT, A LAND CONTAMINATION STATEMENT AND A UTILITIES STATEMENT ARE NOT ENCLOSED AS THEY ARE THOUGHT NOT TO BE NECESSARY OR APPLICABLE IN THIS INSTANCE.

A HERITAGE ASSET STATEMENT IS NOT ENCLOSED AS THIS PROPOSAL DOES NOT AFFECT SCHEDULED ANCIENT MONUMENTS, AREAS OF ARCHAEOLOGICAL INTEREST, BUILDINGS OF LOCAL, VISUAL OR HISTORIC INTEREST, HISTORIC PARKS AND GARDENS OR HISTORIC BATTLEFIELDS. FURTHER THE PROPERTY IS NOT A LISTED BUILDING NOT IS IT WITHIN THE CONFINES OF A CONSERVATION AREA AND IT IS NOT IN AN AREA OF OUTSTANDING NATURAL BEAUTY OR NATIONAL PARK.

A BIODIVERSITY REPORT IS NOT ENCLOSED AS IT IS THOUGHT NOT TO BE NECESSARY IN THIS INSTANCE. HOWEVER THE APPLICANTS CONFIRM THAT THEY HAVE NOT SEEN ANY EVIDENCE OF PROTECTED SPECIES USING THE APPLICATION SITE INCLUDING BAT ROOSTS, BIRDS NESTS OR SIGHTINGS OF SPECIES SUCH AS BATS, BADGERS, DORMICE, OTTERS, SLOW WORMS, ADDERS, GRASS SNAKES, COMMON LIZARDS, SOUTHERN DAMSELFLIES, GREAT CRESTED NEWTS, WATER VOLES AND NESTING BIRDS.

THE PROPERTY DOES HAVE PROVISION FOR PARKING AND THIS PROPOSAL DOES NOT REQUIRE ANY FURTHER PROVISION FOR PARKING.

FLOOR LEVEL ELEVATIONS ARE NOT ENCLOSED AS THE PROPERTY DOES NOT SIT ON A SLOPING SITE. THE FLOOR LEVEL OF THE CONSERVATORY WILL BE THE SAME AS THAT OF THE EXISTING FLOOR LEVEL OF THE HOUSE. I CONFIRM THAT TO THE BEST OF THE APPLICANTS KNOWLEDGE, THE PROPERTY IS NOT SITED WITHIN, MAIN RIVER BYE-LAW DISTANCE, FLOOD ZONE 3, FLOOD ZONE 2 OR FLOOD ZONE 1. HOWEVER, IN ACCORDANCE WITH THE LOCAL AUTHORITY GUIDELINES, TOGETHER WITH THOSE OF THE

ENVIRONMENTAL AGENCY, I CONFIRM THAT AS THE PROPOSED DEVELOPMENT IS DEEMED TO BE A DOMESTIC EXTENSION SHOULD THE PROPERTY BE IN A FLOOD RISK AREA:-

* THE FLOOR LEVEL OF THE PROPOSED DEVELOPMENT WILL BE SET NO LOWER THAN THE EXISTING FLOOR LEVEL OF THE PROPERTY.

* THE FOOTINGS WILL BE DUG TO A MINIMUM DEPTH OF ONE METER, A BISON BEAMED BASE WILL THEN BE CONSTRUCTED AND THE INTERNAL PART OF THE EXTERNAL CAVITY WALL WITH BE TANKED WITH A WATERPROOF SEAL.

THE AGENT TAKES NO RESPONSIBILITY FOR ANY INCORRECT INFORMATION SUPPLIED BY THE APPLICANTS. IT IS UNDERSTOOD THAT ALL INFORMATION SUPPLIED IS CORRECT TO THE BEST OF THE APPLICANTS KNOWLEDGE.

SIGNED ON BEHALF OF, AND UPON INFORMATION RECEIVED, FROM THE APPLICANTS.

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ANGELA L FORD (MRS) 12TH JULY 2010