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Our ref: 101/P/218
Planning Application Ref No: APP/11/00983

DESIGN & ACCESS STATEMENT

IN RESPECT OF THE PROPOSED

ERECTION OF 1 PAIR OF 2 BED SEMI DETACHED DWELLINGS

AT

35 WEST HAYE ROAD, HAYLING ISLAND

HAMPSHIRE, PO11 9RN

DATE: APRIL 2011

ADDENDUM NO. 1

ADDRESSING MATTERS RAISED BY

THE PLANNING OFFICER IN LETTER REF NO. GEN/11/00328 DATED

20TH APRIL 2011

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ADDENDUM NO. 1 - DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED ERECTION OF 1 PAIR OF 2 BED SEMI DETACHED DWELLINGS AT 35 WEST HAYE ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9RN – REF: 101/P/218

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1. INTRODUCTION

1.1 The initial Design and Access Statement dated April2011 has been amended to specifically address the Planning Officers opinions as stated in Havant Borough Councils letter reference no. GEN/11/00328 dated 20th April 2011.

1.2 In order to assist the Local Planning Authority in approving this application we have highlighted where the statement has been amended.

2.0 PURPOSE

2.1 This statement has been prepared in support of the planning application for the proposed demolition of an existing house and workshop at 35 West Haye Road as depicted in Drawing No. 101/P/335 in Appendix 'A'.

3.0 LOCATION:

3.1 The site is located on the south eastern tip of Hayling Island and more specifically just west of the intersection of West Haye Road and Creek Road. A post office and 'local' shops are close by with the more concentrated shopping area with essential facilities are a short walk away.

3.2 Regular bus services connect to and from Havant, the nearest major commercial centre, with onward connections available by rail and bus to Portsmouth and Chichester.

3.3 This seaside location offers excellent leisure and amenity characteristics and is a sought after area to live.

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4.0 THE SITE

4.1 No. 35 West Haye Road is an existing dwelling with a substantial 50m rear garden, at the end of which is a large workshop used only for residential associated recreation and storage.

4.2 The property to the west of No. 35 has a dwelling in what appears to have been its rear garden and is referenced No. 49 Creek Road. To the east is a terrace running north – south. The character of the area is essentially residential with a varied mix of styles and sizes of properties.

5.0 THE SITE ACCESS

5.1 Access to the site is by way of an existing driveway accessed directly off West Haye Road.

6.0 TREES & LANDSCAPING

6.1 Since the application site is screened by 1.8 metre boundary fence and boundary vegetation and the area is characterised by lawned front gardens, the landscaping proposed will compliment the existing surround and strive to meet the Local Authority's guidelines for landscaping.

7.0 PROPOSED DEVELOPMENT

7.1 As with any redevelopment it is important to consider the need to ensure that the amenities of neighbours are maintained.

7.2 This proposal seeks to establish the principle of residential redevelopment of the site with a planning application. Approval is sought for 'means of access' and the 'layout' for a small replacement chalet bungalow at the front and one pair of two bedroomed semi detached bungalow at the rear. Access will be via the existing point of access to West Haye Road.

7.3 The replacement dwelling will occupy a similar footprint to that of the existing but positioned more to the west. The bungalow sits in a position at the rear of the site adjacent to 49 Creek Road. In this manner the overlooking issues are overcome:

7.3.1 States that the proposed development would constitute a cramped layout and an undesirable over-intensive use of the site which would have an adverse effect on the amenities of the occupiers of adjacent properties and the character of the area.

The Planning Officers opinion is that the proposed development would constitute a cramped layout is clearly incorrect.

The proposed two semi-detached bungalows have a gross external area of 137m^2 and benefit from being kept back from the boundaries by 1.6m providing a reduced level of impact upon the adjoining properties, indeed the front elevation to Plot No. 2 is virtually in line with the front elevation to the adjacent property No. 2.

The overall depth of the proposed semi-detached bungalows is exactly the same as the single dwelling already approved.

The access driveway has been maintained in the same position as the already approved proposals and consequently this will not have any significant adverse impact upon the quite enjoyment of the adjoining dwelling.

The Planning Officers opinion that the proposed development would result in an over-intensive use of the site is clearly unfounded, we attach at Appendix 'E' details of similar developments previously approved by Havant Borough Council which have we believe already established acceptance of bungalows of the scale and dimensions proposed for the site.

7.3.2 After reviewing the scheme we can conclude that the requirements for parking provisions have been met and are in accordance with current Building Regulations.

7.3.3 Point (ii) draws attention to the parking provisions being located directly adjacent to the western boundary, and suggests that such a layout would be a 'detriment to the quiet enjoyment of the existing neighbouring property No. 49 Creek Road'.

The previously approved Planning Application was considered not to have such an impact; this scheme had a central garage with soft landscaping directly to the front of the dwelling No. 2.

The revised scheme as proposed in Fig 2 shows how the soft landscaping has been reintroduced to the front of Plot 2 and that the parking provisions are located in exactly the same position as the previous approved application as shown on Fig 1. The only additional parking has been located directly to the front of Plot 3 this being adjacent to existing parking and provisions on the eastern boundary.

7.4 In general the proposed units will comfortably sit in the existing environment and provide much needed small scale dwellings.

7.5 A replacement boundary fence is proposed along the western boundary, constructed as a 1.6m close board fence with a 400mm trellis over.

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8.0 MATERIALS AND QUALITY CONSIDERATIONS

8.1 It is proposed that the materials used on the buildings will be to a high specification and have due regard to sustainability, the locality and surfaces of adjacent structures with all specific details agreed after detailed consultation with the local Planning Authority.

9.0 FLOOD RISK ASSESSMENT

9.1 As previously stated in the outline planning application Gyoury Self Consultant Engineers have examined the site and have confirmed the site lies outside the 100 year flood zone (see appendix B).

10.0 CONCLUSION

10.1 Accepting that the building will need to comply with the requirements of Part 'M' of the building regulations wider reference is made to BS8300:2001 for the design of buildings and their approach to meet the need of disabled people.

10.2 As outlined in section 'Location' the site is in a sustainable location. The units sit on essentially level ground and as such via the West Haye Road accesses, each unit will be easily accessed both as a pedestrian and as a car owner. Each unit will have a garage and a cycle store.

10.3 Cycle storage is to be provided for the proposal in form of permanently fixed secure cycle boxes located within the garden area.

10.4 The new dwelling has been designed to ensure that it can accommodate all people's needs and to enable the occupier to access and move about the site without restriction upon ability or mobility.

10.5 The site layout additionally seeks to be user friendly for the occupiers of the site by ensuring that distances between parking spaces and doorways are to a minimum to reduce transit times for load carrying (e.g. deliveries, buggies, shopping etc). This is relevant for able-bodied occupants as for those with mobility impairments. The design and layout of the building will additionally be mindful of the range of needs to be accommodated and to be accessible by all persons regardless of their level of mobility or visibility impairments.

SURVEYOR:-

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Dated this 17th June 2011
