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please reply to: Southsea

HAVANT BOROUGH COUNCIL
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129 WEST LANE, HAYLING ISLAND
EXTENSION AND IMPROVEMENT WORKS
Design and Access Statement ref. 3297/DA

1. The Design requirement is to extend the existing bungalow northwards and to partly increase the width of the existing garage to permit the practicable accommodation of two cars. Also it is intended to include a new Conservatory on the West side of the bungalow. The presently flat-roofed garage would have a new pitched, tiled roof matching the slope and character of the bungalow.

2. It is also proposed to form a clear and reasonably secure boundary on the East, entry side of the site by the construction of an appropriate matching brick wall with entrance gates.

3. Apart from these proposals, it is intended to maintain the site layout, together with its access driveway, as existing.

4. A detailed Pre-application design has been submitted to Havant Borough Council and general support for the proposals received. In this regard a further assessment of the impact on the street-scene of Salt Marsh Lane and West Lane was indicated and recommendations that further information in this respect be submitted.

5. Therefore the proposals now also show the locations of the significant row of mature trees together with shrub planting to the existing grass verge along the site's northern boundary. It can be readily seen from the attached Photograph Sheets numbers 1 to 3 that these mature trees and shrubs already provide a dense screen and visual termination to the present bungalow adjacent to Salt Marsh Lane. It is clear (particularly by examination of the photographs on Sheets 2 and 3) that the small extension northwards of the bungalow would have no significant effect on the street-scene at this point. It is also noteworthy that the existing north flank wall to the bungalow, and the fence-line common to the bungalow and electrical sub-station, have no present relationship to the nominal frontage building line and plot boundaries of the houses in Salt Marsh Lane. Hence the sheltered bungalow extension northwards would not introduce a significantly different relationship in massing.

6. So far as the detailed design of the extensions is concerned, as indicated on the drawings and Application, the materials and architectural forms to be employed would carefully match the existing.

7. Main car access to the site from West Lane would be exactly as existing with the kerb cross-overs from the ***one-way*** in and out driveway arrangement remaining undisturbed. Side access from Salt Marsh Lane to the improved garage would be as existing but with the improvement of a sliding gate along the fencing line.

ARP/ap