

**134 SEA FRONT
HAYLING ISLAND
PO11 9HW**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**

Prepared by



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1. The Proposed Development

1.1 This document has been produced to summarise and explain the design development for the proposed residential development on land known as 134 Sea Front, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms and drawings.

1.2 The detailed application is submitted for a replacement 4-bedroom detached dwelling over three floors. The design of the house has been carefully considered to mitigate any potential flood risk, act to reduce surface-water runoff. The architectural form and mass of the proposed house respects and responds in a positive manner to the scale and mass of the neighbouring properties and the more modern design language reflects that of more contemporary design aesthetic that is emerging and making a positive contribution to the eclectic seaside design form found on the island.

1.3 Below is a 'not to scale' site plan with the existing ground floor building footprint and adjoining properties.



1.4 Parking is provided through a mix of a new garage space and off-street parking on the forecourt area accessed off Webb Close, for up to 4 cars. Cars will be able to enter and exit the site as at present from Webb Close.

2. The Site and Context Appraisal

2.1 The application site is known as 134 Sea Front; the site is accessed along a drive at the end of Webb Close, where a garage and off-street parking are provided. The southern aspect of the site faces onto Sea Front and enjoys views to the sea and green, the main garden amenity space is located on the southern aspect of the house. The body of the site is approximately 13.9m wide on the southern and northern edge by 47m deep, the site area is 654sqm, it is a sizeable plot.

2.2 The existing house was constructed on the site in 1960's. It is a three-bedroom detached house, typical of this period constructed with red brick, stone dressing and hung tile elements, the roof is dark concrete tiles. The windows are white PVC. The main entrance door is on the eastern side elevation.

2.3 The properties on Sea Front are predominantly larger two/three-storey detached dwellings, with some three-storey blocks of flats emerging in recent years. The townscape character of Sea front is suburban in character and with a typical 1950's and 1970's influence. The materials are a mix of red brick, wall hung-tiles and off white render, some wood cladding is also evident. The roofs are a mix of red clay or concrete tiles and darker slate or slate effect tiles, a variety of pitches and flat roof elements, dormers within roofs are common place. Windows are predominantly white PVC; some darker window frames are evident. The building line along Sea Front is quite staggered which adds variety to the street. The boundary treatment is varied with a mix of solid brick wall and some with brick plinths and iron railings, the application site has a stone effect concrete block wall and some natural stone that is not common.

2.4 The properties on the northern side of Webb Close are single-storey bungalows, with brick and render elevations typical of the post war period. Some of the properties have accommodation on the roof void with dormer windows evident. The road is a cul-de-sac, all the properties have off-street parking.

2.4 The area to the south of Sea Front is a public green space facing onto South Hayling Island Beach. The amenity space provides an attractive open element and includes the Hayling Island Railway Line, cafes, parking and beach huts that provide an attractive setting for the application site.



134 Sea Front southern elevation – 134a to the east and 136 to the west



135 – Rear (northern) elevation.



Rear of 136 Sea Front



Rear of 134 and 134a Sea Front