

DESIGN, ACCESS AND PLANNING STATEMENT

CONSTRUCTION OF A NEW 2-BED DWELLING



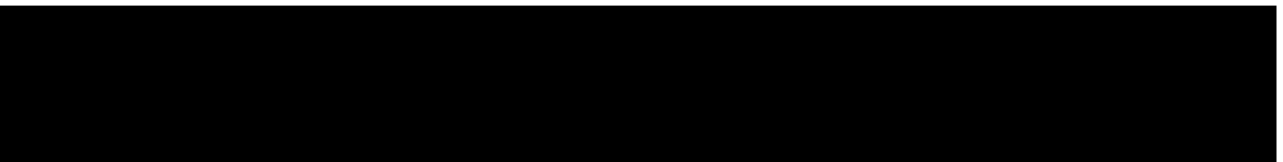
Rear Garden of 91 St Thomas Avenue
Hayling Island
HAMPSHIRE
P011 0EU

CONTEXT

Scandia-Hus Ltd have been instructed by the applicant to submit a full planning application for the erection of a 2-bedroom chalet bungalow within the curtilage of his existing home 91 St Thomas Avenue. An aerial image of the site is attached below.



Aerial image of application site.



The Design and Access Statement has been compiled to support this detailed planning application and will briefly analyse the characteristics of the site and the surrounding area. It is to be read in conjunction with the drawings submitted alongside the planning application.

LOCATION

The application site is located at the eastern head of the cul-de-sac in St Thomas Avenue, Hayling Island which is within the defined urban area of Hayling Island. It is not in a conservation area or Area of Outstanding Natural Beauty.

The site is easily accessed from the A3023 / A27 and there is a regular bus service around the island to Havant which offers further transport links to the surrounding area and further afield.

It is located in Flood Zone 1, an area of low probability for flooding.

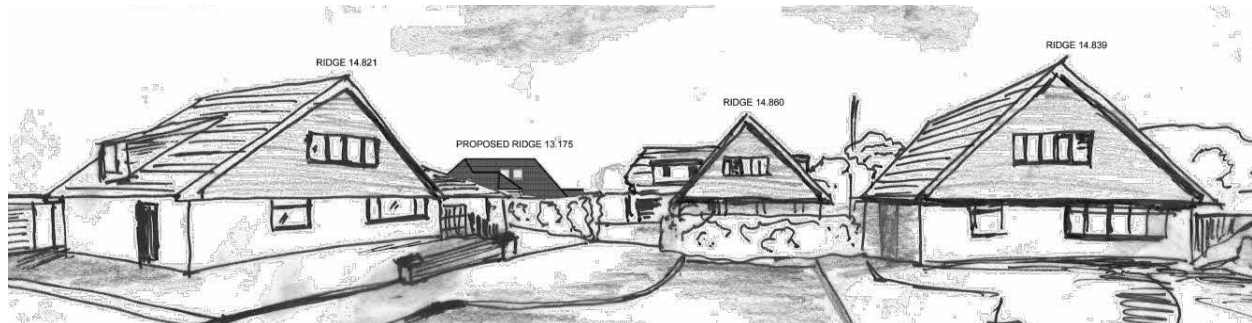
SITE

The application site is situated within the curtilage and garden of the existing dwelling at 91 St Thomas Avenue.



The site area comprises of approximately 533.2m² with hedgerow, trees and fencing forming the boundaries. There are no significant trees within the development and to facilitate the proposed development, the only buildings to be removed are sheds and a small wooden summer house.

The topography on the site is generally flat with a slight fall from front to rear. Attention has been taken to keep the mass and bulk of the new dwelling in line with nearby properties. The site is located at the end of a cul-de-sac and can be accessed through the existing entrance.



Street scene sketch

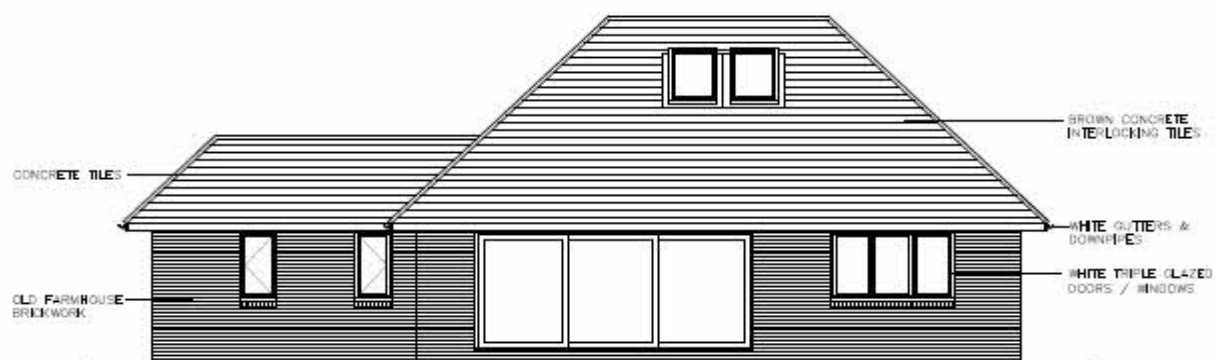
The surrounding properties are predominantly a brickwork/render/tile hung 2-storey chalet design and the proposed dwelling has been designed to fit in, with great attention and care being taken to its relationship to the side boundaries.

SCALE

The proposed building will have a footprint of 124.7m² / 1,342 sq.ft and ridge height of 5900mm.



FRONT ELEVATION (SOUTH WEST)



REAR ELEVATION (NORTH EAST)

DESIGN

The submitted design is an attractive and honest scheme of high quality with clean lines that will complement and enhance its surroundings.

The application site is located on a residential road with neighbours to the North, South, East and West of the proposed dwelling. The proposed development would be a positive addition to the character of the area.

Materials to be used include:

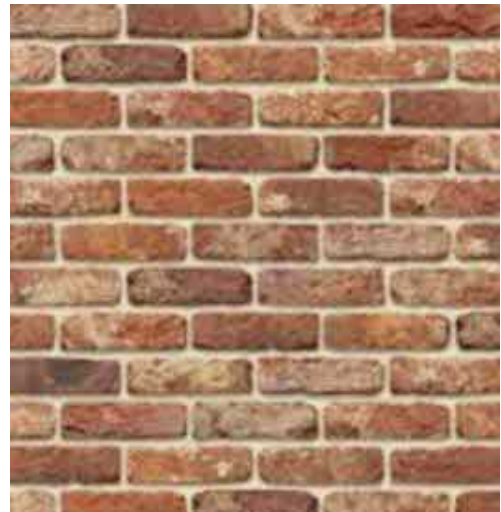
Roof Finishes: Redland Tudor Brown concrete interlocking tiles

Walls Vandesanden Old Farmhouse brick
Millboard cladding in Limed Oak

Windows White timber triple glazed



Redland Tudor Brown concrete roof tiles



Vandersanden 'Old Farmhouse' brick



White timber windows



Millboard cladding in Limed Oak

SITING

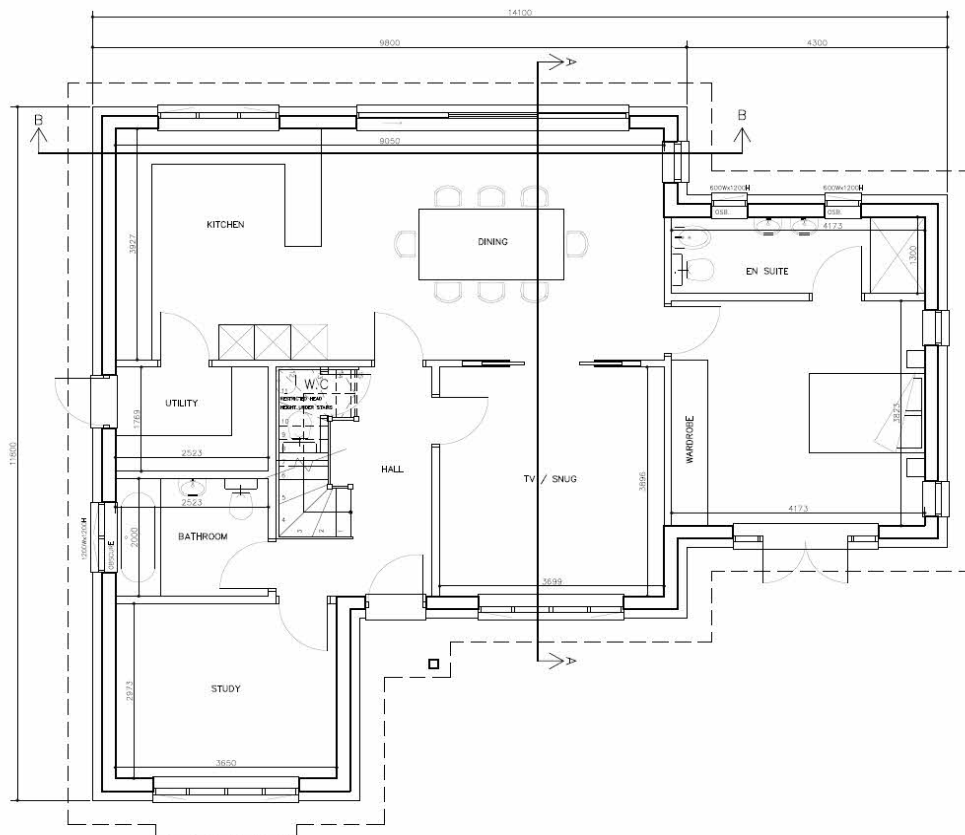
Pre-application advice has been taken into account in relation to the siting of the proposed dwelling and the revised position is respectful of the surrounding dwellings with comfortable distances to boundaries thereby causing no adverse impact on the residential amenity of any neighbours.

Size

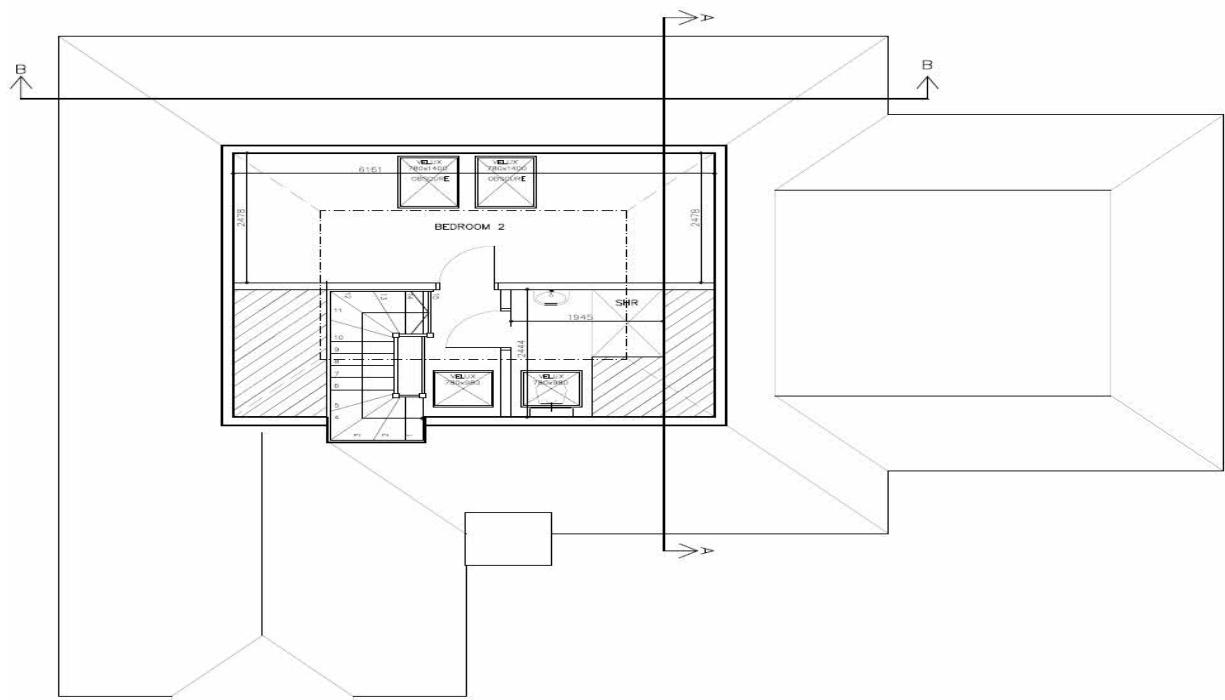
Ground Floor Area 124.70m² / 1,342sq.ft

First Floor Area 34.77m² / 374.26sq.ft

Total Area 159.47 m² / 1,716.26sq.ft



Ground Floor Plan



Loft Floor Plan

ACCESS

The plot will be accessed through the existing dropped kerb access driveway which would be shared with the occupants of no.91. This shared area would lead to a private driveway which provides turning space for vehicles allowing them to enter and leave the site in forward gear.

The driveway will be laid in block paving to fall into gulleys which will be discharged to rainwater soakaways, therefore rainwater will be dispersed onsite.

The dwelling has been designed to accommodate the future mobility of the occupant. Design features include wider access doorways and level thresholds and ramped approach to the principal door.

DRAINAGE

Foul water – the proposed dwelling intends to connect into the existing mains sewer on site.

Rainwater – crate soakaways will be provided to accommodate rainwater from the dwelling. There will be an additional crate soakaway at the front of the house to accommodate rainwater from the driveway.

THERMAL EFFICIENCY

The proposed new dwelling provides a positive enhancement to the environmental impact compared with surrounding dwellings. The modern construction of the proposed dwelling exceeds the levels of insulation required by current building regulations and the applicant is committed on building a sustainable 'energy efficient' home which will incorporate the following renewable energy features:

- I. Air Source Heat Pump
- II. Full Heat Recovery and Ventilation Systems
- III. Underfloor Heating
- IV. Triple Glazing
- V. Photo-voltaic panels and battery storage

It is considered that the new dwelling would represent significant roles to aid the sustainability of the local area: an economic role; the use of construction / material businesses, which would help sustain employment opportunities.

PLANNING HISTORY

The relevant planning history of the application site is set out below:

92/57519/000	Erection of conservatory	Permitted 14/09/1992
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Whilst not on the same site the following approved planning applications are relevant as the plots are almost identical, one being at 79 St Thomas Avenue with the other at 89 St Thomas Avenue.

09/54381/001	Erection of 1 No. two bed bungalow with integral garage
APP/16/01298	Erection of 1 No. three bed detached bungalow with access onto St Thomas Avenue

PRE-APPLICATION

In December 2023 pre-application advice (GEN/23/00963) was received. The advice was taken on board and the siting and design of the proposed dwelling has been revised accordingly.

SUMMARY

The applicant seeks permission to erect a 2-bedroom chalet bungalow that will allow him to continue to live in the area where he will be surrounded by family, friends [REDACTED]

[REDACTED] The design which has been achieved results in a building which will enhance and benefit the character of the area. The new dwelling will incorporate the latest 21st century construction methods, creating a highly efficient, sustainable dwelling. Our proposal would make a very small contribution to the local housing supply and we hope, therefore, that the Local Planning Authority supports and approves this application.