

PLANNING ACCESS AND DESIGN ACCESS STATEMENT

IN RESPECT OF

PROPOSED EXTENSION AND CONVERSION

AT

**48 TOURNERBURY LANE, HAYLING ISLAND
HAMPSHIRE, PO11 9DJ**

**FOR
MR AND MRS WILKINSON**

Bernard E Cole & Partner
Chartered Building Surveyors
8 Love Lane
Romsey
Hampshire
S051 8DE

Ref: GLS/5751
Date: November 2017

Tel: 01794 512264
Fax: 01794 511919



1.0 INTRODUCTION

This Planning Access and Design Statement has been prepared in order to provide information in respect of the planning design and access elements relating to the application. It has been prepared in accordance with the requirements of the Town & Country Planning Act 1990.

2.0 THE PROPOSAL

The proposal at 48 Tournurbury Lane, Hayling Island, is to construct a small scale double storey extension on the east side in a similar style as the existing property to allow the property to be sub divided into two residential, two bedroom units.

The proposed dwelling will make use of the existing access on to Tournurbury Lane. The vehicular access to the rear of the property will be removed and the hard standing will be landscaped and reverted back to use as gardens for the two properties.

3.0 PLANNING CONSIDERATIONS

THE PRINCIPLE OF DEVELOPMENT

The existing property will be extended on the east side and then divided. This will allow for two, two bedroom dwellings to fit onto the site without having any negative impact on the property itself or its neighbours.

CHARACTER AND APPEARANCE

The site is located within the settlement area of Hayling Island. The properties on Tournurbury Lane are a mix of one, one and a half and two storey properties in varying styles. The extension for the property has been designed to match the existing property, it will be rendered with a similar colour render and all new windows and doors in the property will be of a similar design to the existing.

The garden area currently is block paved, the area has been used to store food trailers and other vehicles. It has been proposed that this area will be landscaped and converted into two gardens for each of the properties. This clearly will provide a positive impact on the appearance of the property.

The extension itself will have no detrimental visual impact on the property and due to its size it will not significantly impact the garden. It is clear that no detriment is brought by the proposal to the character or appearance of the locality.

RESIDENTIAL AMENITIES

Refuse will be stored at the front of the property in bins for collection by Havant Borough Council. Recyclable waste will be separated into a separate bin. The bins for each flat will be collected separately.

On the ground floor of each property there is a kitchen, lounge and bathroom. The internal layout of the properties has been designed in accordance with Policy CS16 Design and are accessible to all ages and abilities.

GARDEN PROVISION

The existing garden area has been block paved. The area at the rear will be landscaped and will divide into two. This will provide a private amenity space for both properties. Residents of Unit 1 will access the garden from the rear of the property. Residents of Unit 2 will access their garden from the rear of the property and an access will be formed in the wall in front of the extension.

HIGHWAYS

Two car parking spaces will be provided for each of the properties totalling four spaces. These will be located at the front of the property. The remainder of the driveway will be landscaped. Vehicular access to the rear of the property will be removed and the garden will be landscaped.

SURFACE WATER AND DRAINAGE

All Surface water and Wastewater will be discharged into the existing systems. Current capacity needs to be assessed and systems will be upgraded to meet demand if required.

FINANCIAL CONTRIBUTIONS

It is understood that the sub division of the dwelling and the small-scale extension of less than 100m² would not require a CIL Contribution.

CONCLUSION

The proposal aims to make better use of the land without compromising the character and appearance of the site. It should be clear that there would be a net benefit if the proposal were approved and therefore should be commended for approval.

From: [REDACTED]
Sent: 23 January 2018 10:59
To: 'Pickup, Tina'
Subject: 5751 - RE: APP/17/01217 - 48 Tournerbury Lane, HI
Attachments: 5751-48Tournerbury-SignedDeed-TW.PDF



BERNARD E. COLE & PARTNER

8 Love Lane, Romsey
Hampshire, SO51 8DE

CHARTERED BUILDING SURVEYORS

Tel: 01794 512264

GLS/5751/eg

23rd January 2018

FAO: Ms Tina Pickup
Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Ms Pickup

Re: APP/17/01217 - 48 Tournerbury Lane, Hayling Island, PO11 9DJ
Small Side Extension & Alterations to Split Existing Dwelling into Two Properties
Doc SDMPContribInitialLet

Further to our telephone discussion on the 22nd January 2018 – I have pleasure in enclosing copy of the signed Deed, which arrived in the post today from our Clients

Yours sincerely

G M Leffers-Smith MRICS
For and on behalf of
Bernard E Cole & Partner

Encs

From: Pickup, Tina [<mailto:Tina.Pickup@havant.gov.uk>]
Sent: 22 January 2018 10:18

✓ENVIRONMENTAL MITIGATION SPECIAL PROTECTION AREA PAYMENT FORM/DEED

(FOR UP FRONT PAYMENT OF DEVELOPERS CONTRIBUTIONS BY CHEQUE/CASH*)

Dated: 05 January 2018 Full Name of Owner(s): Mr & Mrs Wilkinson
Address of Owner(s): 48 Tournerbury Lane Hayling Island PO11 9DJ
Application Number: APP/17/01217 ('the Application')
Application Site Address 48 Tournerbury Lane, Hayling Island, PO11 9DJ, ('the Land')
Name of Ward: Hayling East

The Special Protection Area Contribution: One Hundred and Eighty One Pounds (£181)
calculated from a sum of £181 per dwelling
Administration fee: Twenty Pounds (£20)
Monitoring fee: Nine Pounds (£9) calculated from a fixed rate of £9 per dwelling
Total Payable ('the Sum'): Two Hundred and Ten Pounds (£210)

'the Special Protection Area Contribution' being a contribution to be applied by the Council in respect of the Special Protection Area avoidance and mitigation measures delivered through the Solent Interim Planning Framework in accordance with Policy DM24 of the Havant Borough Local Plan (Allocations).

This Deed and undertaking is made by the above named Owner ('the Owner') and is given to Havant Borough Council of Public Service Plaza, Civic Centre Road, Havant PO9 2AX ('the Council')

WHEREAS

- (1) The Owner is the owner/lessee/occupier/licensee/prospective purchaser* of the land comprised in the Application as shown edged red on the plans submitted with the Application ('the Land')
- (2) The Council is the Local Planning Authority for the purpose of the Town and Country Planning Act 1990 ('the Act') for the area within which the Land is situated
- (3) The Owner has applied to the Council for planning permission for the development specified in the Application
- (4) The Land lies within the Havant Borough Council Local Plan (Core Strategy) area and within the Natural England Consultation Zone which requires that all new dwellings built therein must be assessed and make appropriate provision for the development's impact on the Special Protection Area
- (5) Where developers do not or are unable to provide on site mitigation or appropriate off site mitigation provision they are required to make a payment to meet the cost of providing or improving warden provision to better manage and mitigate visitor pressure on the Special Protection Area
- (6) This Deed is a Planning Obligation made pursuant to Section 106 of the Act and all other powers enabling the parties hereto

NOW THIS DEED WITNESSETH as follows:

1. The Owner hereby covenants to pay the Special Protection Area Contribution, plus the administration fee to the Council (the total of the contributions and the administration fee being referred to as 'the Sum') on or before the date of this Agreement
2. The Council shall pay the Contribution when received into a ring-fenced fund which shall be used exclusively to implement the proposals set out in the Strategy or any amendment or revision thereof
3. The Council shall refund the Sum to the Owner on written demand in the event that the Application is refused, after the period for an appeal to be lodged has expired
4. The Owner hereby acknowledges that the Special Protection Area Contribution and the administration and monitoring fees are lawfully due to the Council

IN WITNESS whereof the Owner has executed this Agreement as a Deed the day and year first before written

SIGNED as a DEED by ²

THOMAS WILKINSON

signed in the presence of; MARK BURGESS

Witness Signature: [REDACTED]

Occupation: ELECTRICIAN

Address: 4A WEST HAYE ROAD, HAYLING ISLAND, PO11 9RN

SIGNED as a DEED by ³

Julie Wilkinson

signed in the presence of: MARK BURGESS

Witness Signature: [REDACTED]

Occupation: ELECTRICIAN

Address: 4A WEST HAYE ROAD, HAYLING ISLAND, PO11 9RN

*Executed as a DEED by
Affixing the COMMON SEAL of

in the presence of:

Director

Director/Secretary

*Signed as a DEED by

acting by
a director and its secretary /

two Directors

Director

Director/Secretary

* Delete whichever does not apply

² Applicant should insert their full name and sign as indicated.

³ Second Applicant (if appropriate) should insert their full name and sign as indicated