

Design and Access Statement for additional works at 139 Elm Grove Hayling

The Building is in Elm Grove Hayling Island. This road is a mixed commercial and residential road and is on the main Hayling Island Bus route served by the 30 and 31 buses every 15 minutes.

The ground floor of the building was granted A4 use earlier in 2016 however, in the process of construction the tenants of the building varied and added to the plans without returning to planning for approval of the changes

This application is a retrospective application for the approval of these works.

It should be noted that this will include modifications to the additional works done to make them more acceptable to the planning authority

Whilst the applicant runs a successful and well-managed pub at the premises, the proposed changes are likely to impact to some degree on the business however the client recognises that the changes did not comply with the planning approval and that approval is needed to avoid action been taken by the planning authority

Changes made from approved application

The front Elevation of the building has changed with the windows reduced in size and the entrance door being re located to the opposite side of the front elevation

A rear conservatory and covered smoking area has been added to the rear of the building

Changes proposed to changes made from approved plans

We would ask that the front elevation be retained and approved in its new format as it reduces window size and fits well in the street scene.

We would ask that the rear conservatory be retained however we recognise that noise complaints have been made and would propose to reduce noise transmission through the roof by replacing it with an insulated roof structure.



The rear covered smoking area will become a storage shed for storing deliveries barrels etc and will not be used for smoking or offer access (other than in emergency) to the rear yard, windows will be retained to offer light to the conservatory due to the loss of light through the roof.

A rear two meter fence with gates will enclose the yards rear elevation for security reasons.