# DESIGN & ACCESS STATEMENT
# &
# FLOOD RISK ASSESSMENT

## Extension and Alterations

23 Wittering Road, Hayling Island, PO11 9SP

December 2025

The applicant wishes to carry out extension and alteration works to 23 Wittering Road on Hayling Island. Prior to the submission of this application, the client is going to let the neighbours know about the proposals and the submission of a planning application.

This document outlines the proposed works to include:

- Two storey side extension to replace existing garage and form habitable space above.
- Refurbishment of existing dwelling where required.

The following documents will accompany the Application:

- Application Form
- Existing & proposed drawings
- Design and Access Statement

Relevant Planning History

There is no planning history associated with the application site.

Neighbouring relevant planning applications include:

APP/21/00874 – Two storey extension to replace existing porch with size reduction to existing first floor balcony (South West). Recladding and renovation works to existing dwelling.
Application Granted Consent 24/09/2021

APP/20/00003 – Single storey front and side extensions; external timber cladding; replacement terrace and glass balustrade; replacement external staircase.
Application Granted Consent 31/03/2020

Surrounding Context

23 Wittering Road is a detached two storey dwelling located towards the south-eastern corner of Hayling Island along Wittering Road. The property does not lie within a Conservation Area and sits just outside of the Chichester Harbour AONB.

The surrounding area is predominantly residential, with two and three storey detached dwellings lying near the proposed site. Neighbouring dwellings vary in both their scale and architectural style. Wittering road lies to the north of the site whilst further properties along Selsey Close lie to the south. These are separated by a substantial distance and screened borders but have been taken in to account when developing this proposal. Larger properties lie to either side of 23 Wittering Road, with no. 25 being especially considered given that the proposed development lies to the west of the site.

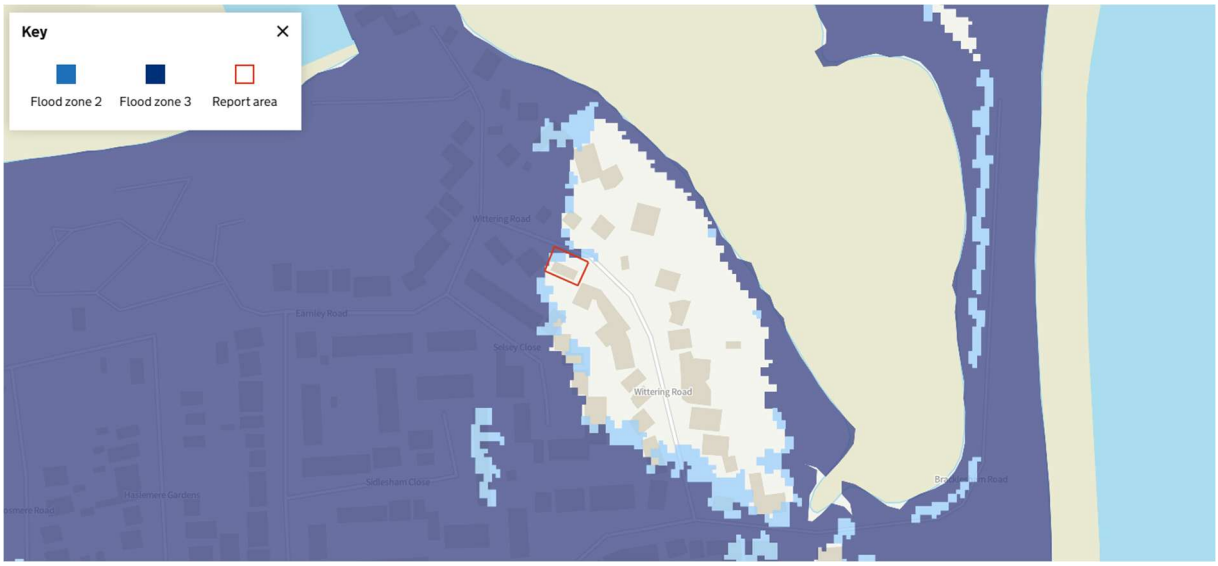
Source: Google Maps

Site Photo

Source: Google Maps

Flood Risk Assessment

Information from the Environmental Agency and a self-assessment of the flood risk has informed the following flood risk assessment:




Source: Environment Agency

| FLOOD ZONE | DEFINITION |
|---|---|
| Zone 1 (Low Probability) | Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.) |
| Zone 2 (Medium Probability) | Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.) |
| Zone 3a High Probability | Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map) |
| Zone 3b The Functional Floodplain | This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map) |

23 Wittering Road is located within the Environmental Agency's Flood Zones 2 & 3. This suggests that the site has a 'medium and high probability of flooding'.

Analysis and Mitigation of Flood Risk

It is considered that the proposal does not increase the risk of flooding to the property or surrounding area for the following reasons:

• No change is proposed to the existing levels of the dwelling.

• The ground floor level of the proposed extension is to match the existing ground floor level of the dwelling. It is therefore not at any greater risk of flooding.

• All surface water is to drain into the existing surface water management system on site.

Mitigation of Existing Flood Risk

The proposal has been designed to mitigate any existing flood risks by:

• All wall mounted electrical fittings throughout the ground floor in the new extension will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.

• Where appropriate, durable hard floor finishes on the ground floor would not need replacing in the event of a flood.

• New and existing drains will be fitted with one-way valves to ensure water cannot 'back up' into the property.

• All sleeping accommodation is currently located on the ground floor. The proposals seek to retain 3 bedrooms on the ground floor and there is no increased flood risk to occupants at night when asleep when directly comparing with the existing dwelling.

The Proposal

The proposal seeks to replace the existing garage and side store with a new garage and habitable space above. The scale of the new extension has been carefully considered against the character of the existing house as well as being informed by the scale and massing of surrounding properties.

At ground floor level, the new garage has been pulled forward to align with the front face of the entrance porch, further strengthening the symmetrical appearance of the property. The existing terrace has been mirrored above the new garage with the first floor set back to soften the property's massing when viewed from Wittering Road. The first floor element will house a dedicated dining space that is directly accessible from the reconfigured kitchen area. A shower room has been added at first floor level to improve the functionality of the property.

All proposed materials, finishes and glazing treatments are to match those of the existing property for visual continuity.

Use

The building will continue to be used as a residential dwelling.

Existing GIA
Ground Floor: 63.2 $m^2$
First Floor: 42.7 $m^2$
Total: 105.9 $m^2$

Proposed GIA
Ground Floor: 76.7 $m^2$
First Floor: 62.4 $m^2$
Total: 139.1 $m^2$

**Total Net Increase: 33.2$m^2$**

CIL is therefore not liable.

Scale

The proposed extension has been designed to be subservient to the existing dwelling in terms of its footprint and recessed frontage in order to reference the current building line. Proposed height and massing have been designed in a way that match the characteristics of the original dwelling and remain sympathetic to the built character of neighbouring properties along Wittering Road.

The proposed extension has been designed to respectfully respond and complement the character of the existing dwelling through both design and use of materials. The surrounding context has also been carefully analysed to inform the proposals.

Roof Materials

The proposed extension incorporates a flat roof to mimic the style of the existing property. Parapet heights and detailing are also referenced throughout. Solar panels are to be installed to flat roof areas and will not be visible due to the high nature of the roof parapets.

Wall Materials

White render cladding is to be used throughout to match the existing dwelling.

Windows/Doors

White uPVC windows and doors are to be installed to match the existing dwelling.

Access to site

Access to the site is to remain as existing.

Parking Plan

There is no loss of parking as a result of the proposed works.