m²

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Design and Access Statement
1 Hinton Close, Havant, PO9 4BL

Existing Front View of Site

1.1 Introduction

1.2 This Design and Access Statement has been prepared in support of the Planning Application for the 2-storey side extension and change of use for 1 Hinton Close.

2.1 Location / Existing Site

2.2 Located on Hinton Close, the site is surrounded by a dense concentration of residential units, primarily houses. The location offers local amenities such as supermarkets, pharmacies, bus stops and access to E-Scooters and bikes within walking distance.

2.3 The existing property is a C3 dwellinghouse currently configured as a three-bedroom, five-person family home. The internal layout comprises two double bedrooms and one single bedroom. Externally, the site features private amenity space to the front and rear, including dedicated cycle storage.

3.1 Proposal

3.2 The application seeks permission for a two-storey side extension and a single-storey rear addition. The side extension provides an additional 25m2 of internal floor space at ground level and 29m2 at the first floor. A further 7.5m2 rear extension is proposed to enhance the ground floor living area. The layout has been carefully considered to maintain generous side access to the rear garden, which will be further improved by the installation of a dedicated bicycle store.

3.3 The application seeks a Change of Use from a C3 Dwellinghouse to a large HMO (Sui Generis) for up to eight residents. The proposed internal configuration provides eight high-quality single bedrooms, all of which exceed Havant Borough Council's minimum space standards.

4 bedrooms feature private en-suites, while the remaining four residents have access to three shared bathrooms (one located on the ground floor and two on the first floor).

The communal area consists of an 18m^2 kitchen and dining area, designed to accommodate all residents comfortably. This space is well-equipped with high-specification appliances, including two sinks, a double oven with a six-ring electric hob, and substantial refrigeration. With over 4m of countertop space and dedicated laundry facilities, the proposal ensures a functional, spacious, and modern living environment.

The area is also directly adjacent to residential parking, as most houses in the close contain a driveway, this area tends to be at low capacity. The proposal also includes private waste collection.

Bedroom No.	Bedroom Size (m^2)	Ensuite Size (m^2)
1	8.5	n/a
2	7.6	n/a
3	10.4	2.4
4	8.2	2.4
5	7.7	n/a
6	6.7	n/a
7	10.4	2.2
8	11.6	2.2