

June 2026

Planning Statement

Proposed single storey extension at ground floor, loft conversion with dormers and garage extension for improved access.

at

65 St Thomas Avenue, Hayling island, Hampshire, PO11 0EU



Introduction

This planning statement is in support of an application for a householder planning application for 65 St Thomas Avenue, Hayling Island by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

65 St Thomas Avenue is located on an angled, corner plot at the far north west of the estate. The estate is a mid 20th century development off Staunton Avenue, which comprises of detached houses on good sized private plots.

The property itself is a mixture of white render, brickwork detailing and large profile concrete tiled roof with dormers serving the loft space.

The corner plot means that the entrance tapers in a way that slightly cramps the entrance and the garage access, whilst allowing for a very wide rear garden which is entirely private and un-overlooked.

The existing and proposed drawings show the layouts.

The Proposal – Design and impact

The proposed alterations are mainly to improve the circulation and access to and from the garden for the applicants to enjoy retirement. The roof of the single storey extension has been designed to be indistinguishable in style and form from the existing house as the new false pitched will wrap into the existing. The flat roof section will be completely concealed.

The loft is spacious and already has dormer windows with separate rooms for each dormer. Previous use is unknown, but there is no permanent stairway. Using the existing space, reformed dormers and a new dormer and roof windows, the first floor can provide for incredibly useful additional habitable bedroom space.

The garage is currently very difficult for the applicants to access and use for parking, which is its intended purpose along with tool storage and a work bench. By aligning the new side flank wall with the boundary, a vehicle will be able to drive straight in and out without needing to turn off the driveway. The additional space this will provide within the garage will make access to and from the vehicle far easier.

The garage design will be render and plinth detailing as existing with a simple fascia detail and a flat roof which will be at a similar height to the existing shallow pitched tiled roof.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with design guidance.

Evaluation

The proposed alterations to the property has been designed to meet my client's brief for providing a suitable house for them in retirement, and to cater for family visiting and staying with them.

Amount

The floor area to the existing house is approximately 114m². The additional floor area to the ground floor extension is approximately 33m². The loft will provide a total of 41m² in additional usable floor area.

Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area.

Accessibility

The access to both the site and property will be improved by the work as outlined above.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed by Mark Davsion

For and on behalf of iDraw Architecture