AMBA ARCHITECTURE

Design and Planning Statement

Prepared for

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1A St Hermans Road,
Hayling Island, PO11 9NA

Prepared by

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Date

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1 Introduction

This design statement has been prepared on behalf of the applicant to support the Lawful Development Certificate application. It describes the context and proposal for development at 1A St Hermans Road, Hayling Island, PO11 9NA.

This document is divided into the following sections:

1. Introduction
2. Site & Context
3. Existing Property
4. Site Planning History
5. Design Proposal
6. Conclusion

This design statement should be read in conjunction with the drawings and reports submitted alongside this application.

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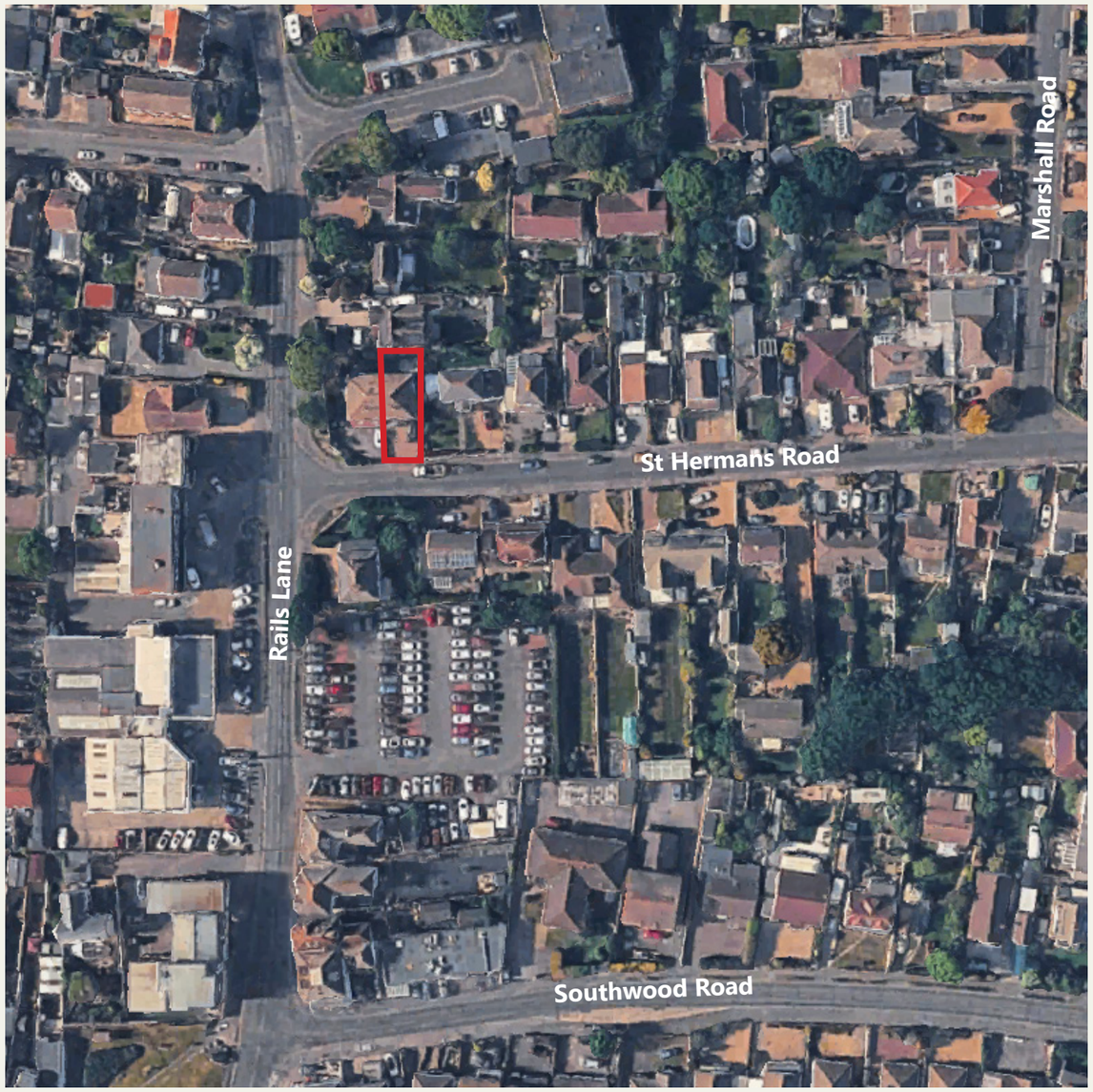
2 Site and Context

The site is located at 1A St Hermans Road within a predominantly residential area of Hayling Island.

The surrounding area is characterised by detached and semi-detached residential properties set within relatively spacious plots, creating a suburban character and appearance.

The established streetscene along St Hermans Road is primarily residential in nature, with properties of varied architectural styles, roof forms and appearances reflective of the wider local context.

The site is not located within a conservation area and the property is not listed. The surrounding area benefits from good access to local amenities, public transport links and the wider Hayling Island road network.



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3 Existing Property

The existing property is a two-storey detached house. The site benefits from being situated in a spacious plot with front forecourt and rear garden.

Existing property front view

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4 Site Planning History

There are no planning applications or pre-applications found in relation to the property during our desktop research.

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5 Design Proposal

Proposal

The proposal is Certificate of Lawfulness of Proposed Use - alteration from hip to a gable roof, erection of rear roof dormer to facilitate loft conversion and two roof lights to the front elevation.

The proposed development falls within the scope of permitted development as defined under Class B and Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The reasons for Lawful Development under Class B:

The property is a single dwellinghouse and is not a flat, listed building, or a dwelling created through permitted change of use.

The dwellinghouse is not located within a conservation area, Article 2(3) land, or subject to an Article 4 Direction restricting roof alterations.

The proposal does not result in any part of the dwellinghouse exceeding the height of the highest part of the existing roof.

No part of the roof enlargement extends beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway.

The roof enlargement does not overhang the outer face of the external walls of the original dwellinghouse.

The proposed dormer is set back from the eaves of the original roof.

The materials used in the construction of the dormer will be of a similar appearance to those used in the existing dwellinghouse.

No balconies, verandas or raised platforms are proposed.

Any side-facing windows, where applicable, will be obscure-glazed and non-opening below 1.7 metres above finished floor level.

The total additional roof volume created by the development does not exceed 50 cubic metres, which is within the permitted allowance for a semi-detached dwellinghouse.

V1: AREA OF HIP TO GABLE ROOF CONVERSION
V1 = W X H X L / 6
V1 = 9.45 X 3.34 X 4.95 / 6
V1 = 26.03 M^3

V2 : AREA OF DORMER
V2 = W1 X H1 X L1 / 2
V2 = 6.395 X 2.20 X 3.36 / 2
V2 = 23.63 M^3

TOTAL VOLUME
V = V1 + V2
V = 26.03 + 23.63
V = 49.66 M^3 < 50 M^3

The calculation is supported by the submitted drawings and volume schedule.

The reasons for Lawful Development under Class C:

The proposed rooflights do not project more than 0.15 metres beyond the plane of the existing roof slope.

The proposal does not increase the height of the existing roof ridge or alter the eaves height of the dwellinghouse.

The use of the building remains unchanged and continues as a single dwellinghouse (Use Class C3)

6 Conclusion

Based on the information presented within this document, accompanying drawings and reports, we are confident that this proposal adheres to the relevant local and national planning policy. The proposal is respectful of the neighbouring properties and sensitive to the existing property and area. This careful and attentive design will provide a positive addition to the property and area. We trust that you will give favourable consideration to our application

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