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Design and Planning Statement

Prepared for

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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.

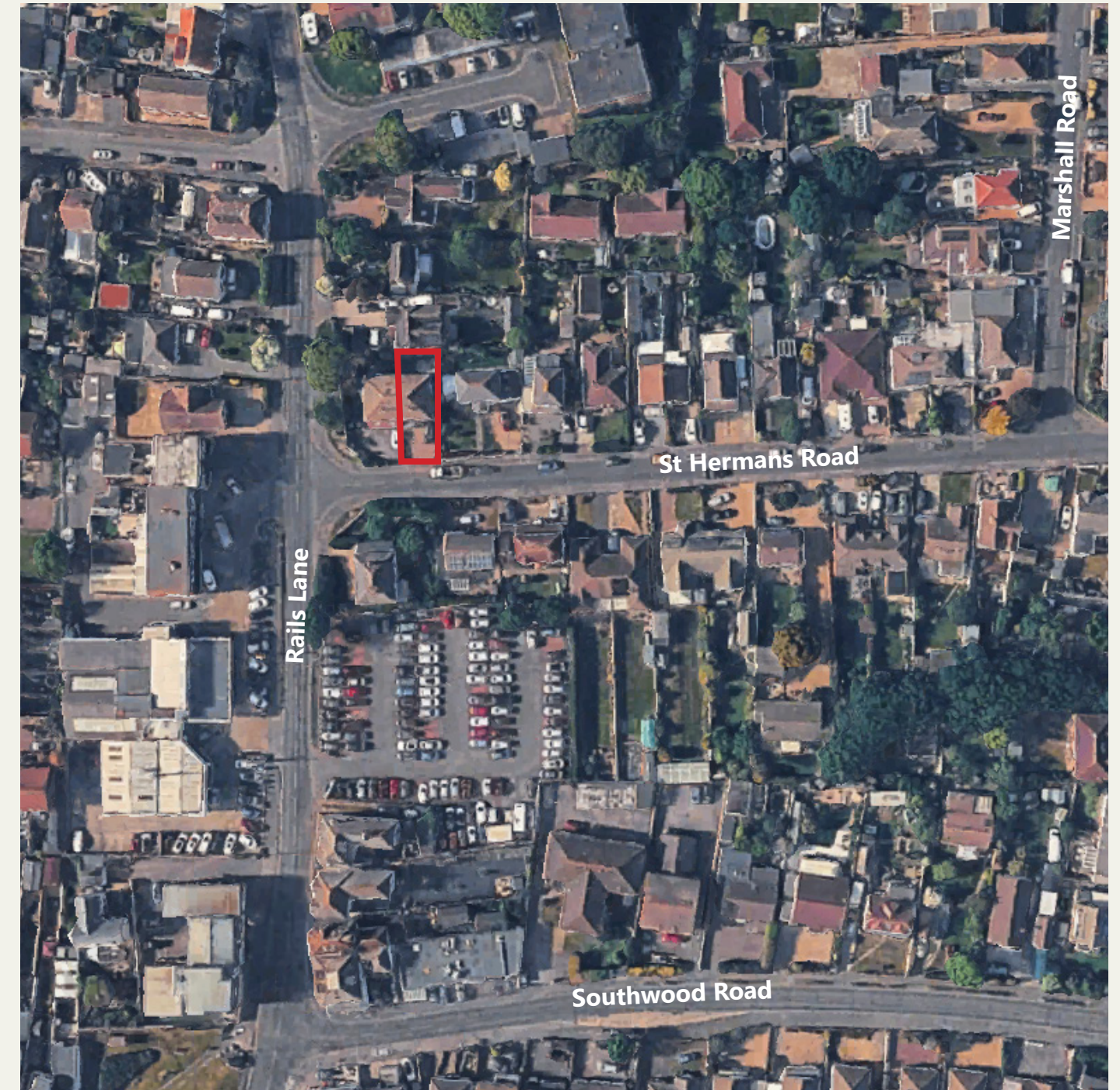
2 Site and Context

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.



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

4 Site Planning History

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

5 Design Proposal

A design-led approach has been adopted to ensure that the scale, massing and appearance of the proposal are well considered and sympathetic to the host dwelling. The proposed extension has been designed to integrate seamlessly with the existing property, whilst respecting the character of the surrounding area and reinforcing the visual symmetry of the semi-detached pair.

Proposal

The proposal seeks planning permission for the erection of a single-storey front infill extension.

Location

The site is situated within the defined urban area of Havant Borough and is not located within a Conservation Area, National Park, Area of Outstanding Natural Beauty, World Heritage Site, the Broads, or within the curtilage of a Listed Building.

Use

The property is currently in lawful use as a Class C3 dwellinghouse and will remain in the same use following completion of the proposed works.

Layout

The proposed front extension will provide an enlarged living room to better suit modern family living and addition of a new bathroom at ground floor level.

Amount

The proposed extension provides approximately 5.89m² of additional gross external floor area.

5 Design Proposal

Scale and Massing

The extension is modest in scale and limited to a single storey. The proposal occupies an existing recessed area of the front elevation and does not project beyond the established front building line. The roof has been designed to mirror the adjoining dwelling at no. 42 Rails Lane, creating a balanced and symmetrical appearance when viewed from the public realm. As a result, the proposal does not appear bulky, dominant or incongruous within the street scene (*Policy CS16, Havant Borough Design Guide SPD*).

Materiality and Appearance

The proposed extension has been carefully designed to reflect the architectural character of the existing dwelling. External materials, including brickwork, roof tiles, windows and detailing, will match the existing property as closely as practicable (*Policy CS16, Havant Borough Design Guide SPD*).

Character of the Area/Street scene

The surrounding area is characterised by a mix of detached and semi-detached dwellings of varying designs and forms. The proposed extension has been designed to align with the adjoining semi-detached property, creating a balanced and symmetrical appearance that complements the existing pair of dwellings.

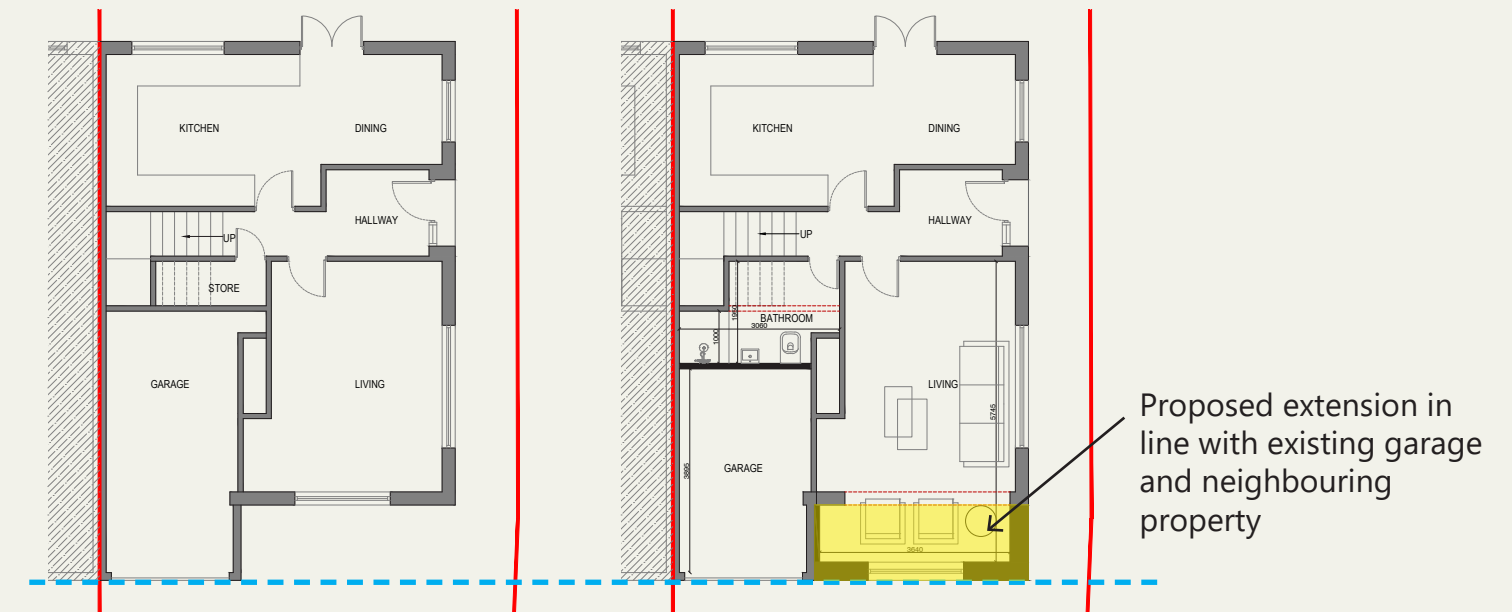
The extension remains within the established front building line and integrates seamlessly with the host property through matching materials and a consistent roof form. As a result, the proposal preserves the character of St Hermans Road and makes a positive contribution to the visual appearance of the street scene (*Policy CS16, Havant Borough Design Guide SPD, AL1*).

Neighbouring Amenity

Given its single-storey scale and limited projection, the proposal would not result in any unacceptable loss of light, overshadowing, overbearing impact or loss of privacy to neighbouring properties. No additional side-facing windows are proposed and the development does not introduce any overlooking opportunities. The proposal is therefore considered to have a negligible impact on neighbouring residential amenity (*Policy CS16, Havant Borough Design Guide SPD, AL1*).



42 Rails Lane and 1A St Hermans Road



Existing and proposed plan

5 Design Proposal

Community Infrastructure Levy (CIL)

The proposal adds less than 100 m² of additional floorspace and is therefore not liable for the Community Infrastructure Levy (CIL). Private Amenity Space

Parking

The proposal does not create any additional bedrooms and therefore does not increase parking demand. Existing off-street parking arrangements are retained and remain sufficient to serve the dwelling in accordance with *(Havant Borough Parking SPD 2016)*.

Amenity Space

The proposal has no material impact on the existing private amenity space serving the property. A substantial rear garden will be retained, providing ample outdoor space for future occupiers. No trees, landscaping features or areas of usable garden space are affected by the development *(Havant Borough Parking SPD 2016)*.

6 Conclusion

The proposed front infill extension represents a modest and sympathetic addition to the dwelling. The scale, design and appearance of the development are appropriate to the host property and surrounding area, whilst maintaining the amenities of neighbouring occupiers. The proposal accords with the objectives of the National Planning Policy Framework, Policy CS16 of the Havant Borough Local Plan (Core Strategy), Policy AL1 of the Havant Borough Local Plan (Allocations), the Havant Borough Design Guide SPD and the Havant Borough Parking SPD, and should therefore be considered acceptable.

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