

**DESIGN & ACCESS STATEMENT
&
FLOOD RISK ASSESSMENT**

Extension and Alterations

22 Wittering Road, Hayling Island, PO11 9SP

October 2025

The applicant wishes to carry out extension to the existing balcony structure and a replacement outbuilding at 22 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:

- Extension of existing balcony structure to increase safety and compliance with modern building regulations.
- Replacement outbuilding

The following documents will accompany the Application:

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

Relevant Planning History

APP/21/00874 - Two storey extension to replace existing porch with size reduction to existing first floor balcony (South West), alongside recladding and renovation works to the existing dwelling.

Application Granted Consent 24/09/2021

Neighbouring relevant planning applications include:

APP/25/01016 – Two storey side extension.

Application Granted Consent 07/04/2026

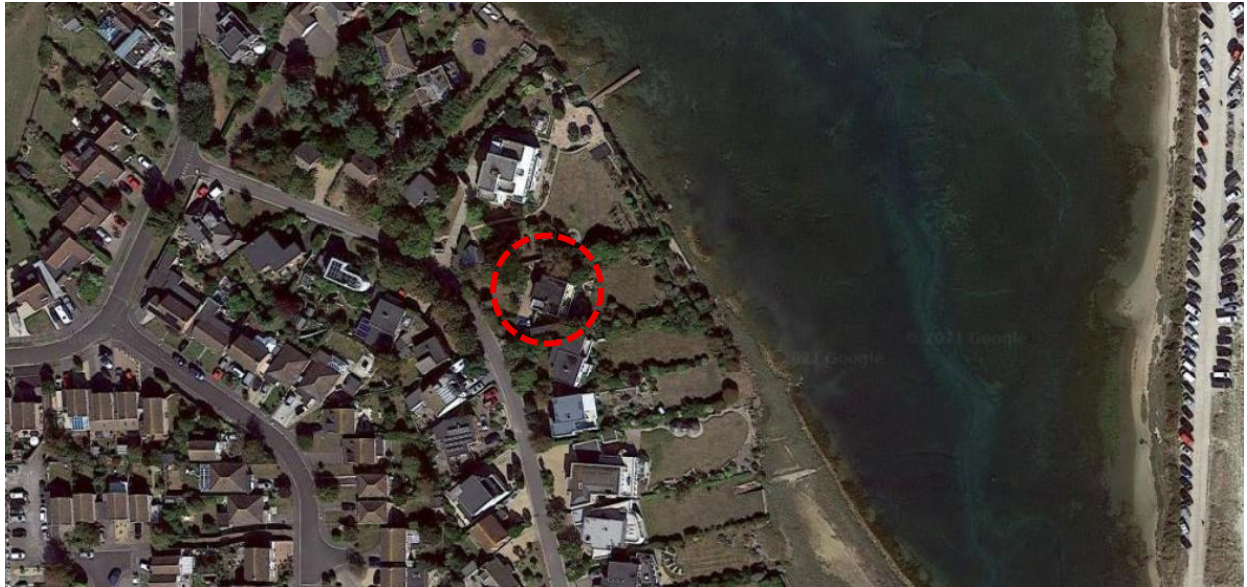
APP/20/00003 – Single storey front and side extensions; external timber cladding; replacement terrace and glass balustrade; replacement external staircase.

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. Properties sited on the Eastern side of Wittering Road, including no. 22, sit on the foreshore facing Hayling Island Sailing Club which lies further to the east. The site is bordered by Wittering Road to the West and the coastline of Hayling Island to the East. 20 Wittering Road lies to the South whilst a larger three storey property, no. 26, sits Northwards.



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)

22 Wittering Road is located within the Environmental Agency's Flood Zone 1. This suggests that the dwelling has a low probability of a flood risk. As a result of this, this application will not need a Flood Risk Survey.

The Proposal

The proposal seeks to extend the existing balcony whilst updating its structural integrity, appearance and general compliance with modern building regulations.

A replacement outbuilding is proposed to create a more usable space for the applicant's needs.

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 and there is no increase in GIA.
CIL is therefore not liable.

Scale

The proposed balcony extension has been scaled to remain in proportion with the existing dwelling.

Materials

The timber balustrade and shrouded safety rails will reduce the visual bulk created by the existing solid wall balustrade. The proposed summerhouse will be timber clad in order to blend in to the surrounding garden space.

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.