

**3 NUTBOURNE ROAD
HAYLING ISLAND
PO11 9RT**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**

Prepared by



Arthurs Planning & Development

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1. The Proposed Development

1.1 This document has been produced to summarise and explain the design development for the proposed residential development on land known as 3 Nutbourne Road, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms, drawings and flood risk confirmation.

1.2 The detailed application is submitted for a replacement 2-bedroom dwelling of one and a half storeys. The design of the house has been carefully considered to mitigate any potential flood risk, act to reduce surface-water runoff. The architectural form and mass of the proposed house respects and responds in a positive manner to the design language in the adjoining area and retains the amenity enjoyed by the adjoining properties.

1.3 Below is a 'not to scale' location plan of the application site with the proposed building footprint and adjoining properties.



1.4 Parking is provided through a mix of a car port space and one parking spaces on a gravel forecourt accessed off Nutbourne Road.

2. The Site and Context Appraisal

2.1 The application site is known as 3 Nutbourne Road; the site is 18.1 m wide by 15.85 m deep, the site area is 287 sqm. A two-bedroom chalet style bungalow is located centrally within the site at present, it is in a poor condition and in need of extensive refurbishment. Two shed structures are located to the rear of the chalet. Off-street car parking for the site is located to the southern boundary, a cross over is in place.

2.2 The properties on either side of the application properties are single-storey chalet style bungalows with a mix of red brick and render elevations and concrete roof tiles. A number of chalet bungalows have had additional accommodation provided within the roof space and a variety of flat roof dormers are evident. Larger two-storey dwellings are located on Southwood Road just south of the application site.



The Application Site No. 3 Nutbourne Road

2.3 No. 6 Nutbourne Road, just opposite the application site was recently granted planning permission (App/19/1099) to demolish the chalet bungalow to replace it with a new 3-bedroom property over 1.5 storeys.



No.6 Nutbourne Road

2.4 Properties on Nutbourne Road tend to be set back from the road edge by 2-3 meters, they either have brick boundary walls or wooden fencing with some planting evident, mostly hedging. Parking areas are evident on most properties, either to the side of the property or in front gardens. The townscape character of the street is suburban in character and with a typical 1970's influence.



No.2a Nutbourne Road



No.13 Nutbourne Road



No.25&27 Wheatlands Avenue

