

DESIGN & ACCESS STATEMENT

16, Northney Road, Hayling Island, PO11 0ND.



Site Address: 16, Northney Road, Hayling Island, PO11 0ND.

Proposed Development: Two storey side and single storey rear extension. Demolition of existing single garage and rear lean-to

Site & Surroundings.

16 Northney Road is a semi-det. 3B house on the North side of Northney Road sited 15m from the road with access via a private drive. Northney is a linear rural type settlement of residential properties abutting open farmland. The property overlooks but does not directly abut North Common, which is within Chichester Harbour AONB, and is a designated Site of Importance for Nature Conservation (SINC). The saltmarsh and adjacent mudland is also part of the Site of Special Scientific Interest (SSSI), the Special Area of Conservation (SAC), the Special Protection Area (SPA), and the Ramsar Site. Direct views of the property from this area are extremely limited and any additions would have negligible impact on the landscape scene.

The existing properties are mainly identical semi-detached properties that have widely been extended and added to in a similar fashion to that being proposed. Further to the east and west, this property type gives way to a mix of large and small houses, detached and semi-detached, terrace houses and bungalows of no particular character, but generally traditional in appearance. 16 Northney Road was originally built in the late 1930s/early 1940s.

Proposal

The main dwelling is currently in a dilapidated state. We propose a narrow two storey extension on the east side of the building. Set away from the boundary by approx. 1m to allow pedestrian access path to the rear garden. In addition, a single storey extension will replace a dilapidated garage and lean-to at the rear of the house. As the proposed development is being largely built in place of existing buildings and a portion of driveway, the impact on current open, permeable, garden space is minimal in relation to the plot size. The roof on the proposed side extension will echo the existing roof slope and hip style. A pitched roof on the single storey addition sloping to the neighbouring properties to minimise impact on light.

Access and Landscaping.

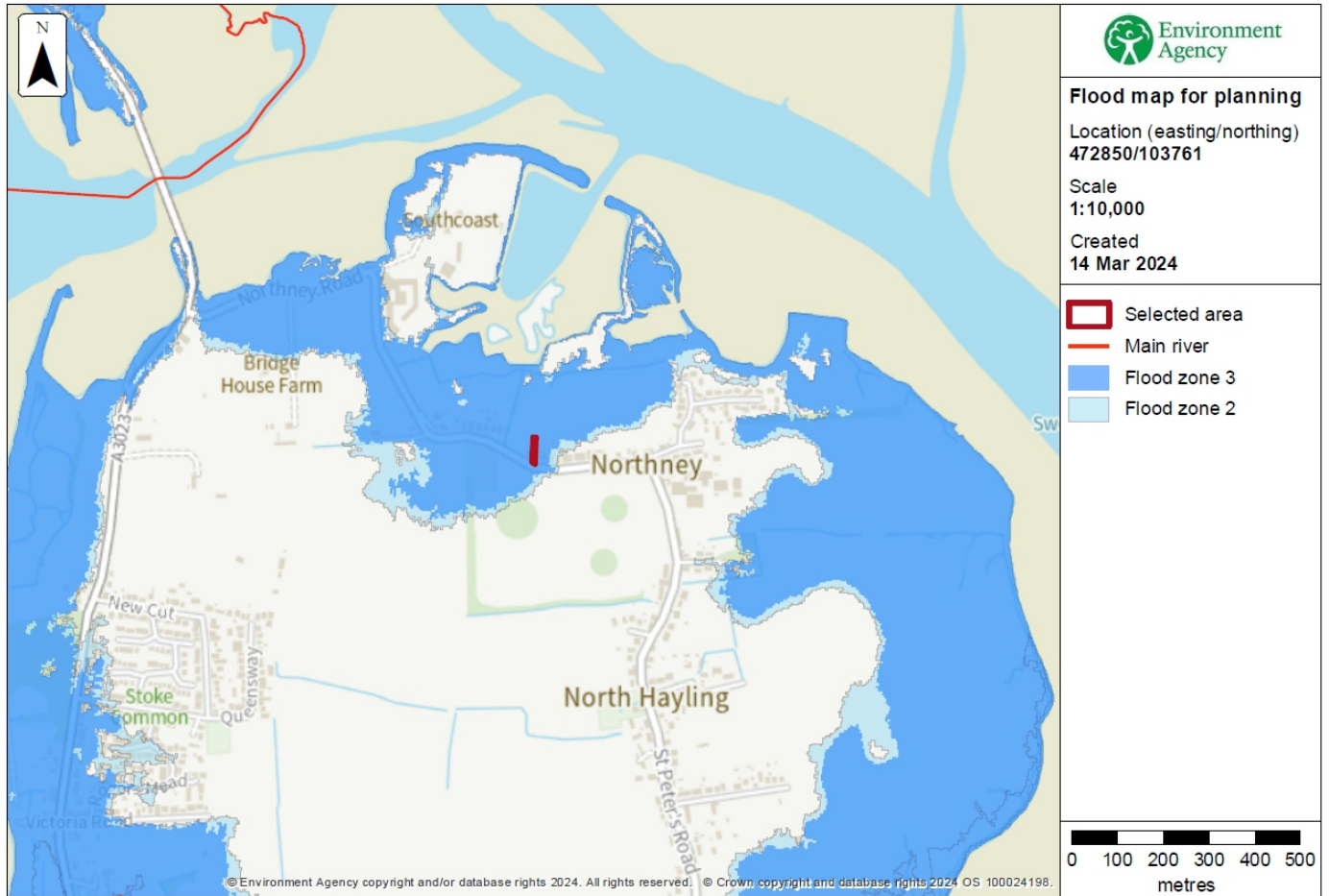
The area to the south of the main dwelling will remain as driveway, this will be widened and laid to a permeable finish with small areas of planting to the corners. From the redeveloped driveway, a path will lead to the rear garden. The rear garden will be mainly laid to lawn with small areas of planting and the current collapsed sheds will be replaced with a structure of similar proportions.

HOCKENHAUSER

CONTACT 07876456340
tom@hockenhauser.com

Flood Risk.

16 Northney Road lies just within an Environment Agency designated Zone 3 - an area with a high risk of future flooding. However, in real terms, the area has only seen localised surface flooding around drainage ditches on an area of Northney Road approx. 150m to the West. (See submitted FRA and FRA information Doc.). Any risk of flooding will be mitigated by following the guidance for building within a flood zone, principally that floor height throughout the extension will be equal to existing floor height.



Planning Policy Context.

Northney is within the Chichester Harbour AONB but the proposal is not visually intensive and does not conflict with design guidelines or the Northney Village Statement.

Conclusion.

The narrow two storey side extension will enlarge to a more useable size the existing living spaces upstairs and down. The rear single storey extension will provide an up-to-date family living experience, all minimally impacting the neighbouring properties and surrounding green spaces.