

## **PLANNING SUPPORT STATEMENT**

20 Bath Road, Emsworth, PO10 7EP.

December 2023

Proposal: Single-storey rear extension with first-floor rear elevation window alteration.

### **1.0 Overview:**

**1.01)** 20 Bath Road is a terraced property situated approx..170m South from the junction with A259. The property sits on the West side of Bath Road overlooking the Slipper Mill Pond to the East. Properties along the road have similar architectural appearance to the front elevations upholding the character of Emsworth Conservation Area. 20 Bath Road is in a substantial plot with a total area of 269 square metres and has a garden depth of over 25 metres measured from the rear elevation. Many rear extensions have been completed on properties along Bath Road.

**1.02)** The application is for a single storey rear extension of 6m, and part 2.7m in depth. The aim of the extension is to improve the living quality of the occupier, whilst minimising the impact on neighbouring private amenity spaces and their natural light. This application is similar to previously approved extensions along the road and is respecting the Emsworth Design Statement (EDS).

### **2.0 The Proposal**

**2.01)** 20 Bath Road currently has a lean-to conservatory at the rear of the property, this is to be removed and replaced by a traditional build rear extension. Both adjoining neighbours, numbers 19 and 21 Bath Road have rear extensions of 2.7m up to the boundary of the property.

**2.02)** The 6m proposal is fundamentally within the permitted development rights under 'Prior Approval', however, due to the property being within the Emsworth Conservation Area, planning permission is required.

**2.03)** The extension is in proportion to the size of plot and depth of garden.

**2.04)** There are no proposed alterations to the Front Elevation.

**2.05)** The proposal cannot be seen from the street scene, and therefore, has no impact on the Emsworth Conservation Area.

**2.06)** The design is in keeping with the existing property, the use of matching bricks and matching slate tiles will tie the extension seamlessly into the existing extensions along the terrace. A small gable end is proposed with a high-level gable window along with two Velux windows providing natural light into the kitchen. The depth of this gable and pitched roof is to match the depth of the neighbouring extensions which also have sloping roofs. Flowing from this will be a parapet roof with stone capping. This reduces the overall height of the ridge and will be less dominant to neighbouring properties. Rear French doors are proposed with glazing either side for passive ventilation and to increase natural light into the living areas. The smaller first-floor rear window to Bed 3 will be replaced to match the window in Bed 2 creating a more symmetrical rear façade.

**2.07)** The extension is respectful to neighbouring properties. Both neighbours already have extensions of 2.7m, and the proposal will only extend past their party walls by 3.3m. The extension takes into consideration the neighbours private amenity space and natural light. Number 21 Bath Road will have no overshadowing into their garden due to the suns orientation, and the extension has been offset from the boundary of number 19 Bath Road by 900mm – 1300mm along the boundary to mitigate the loss of light. The 45-degree rule ensures that the light at number 19 Bath Road is not impacted by the extension.

**2.08)** Similar extensions have been approved along Bath Road. Most notably, numbers 37 and 38 Bath Road. Where a rear extension of 8m, and a rear extension of over 6m have already been approved respectively. Noted in these applications were the comments of the Conservation Officer, who mentioned, as the works are to the rear of the properties the Conservation Area is not impacted.

### **3.0) Conclusion**

**3.01)** The extension is moderate in size as it is within the permitted development depth allocation of 6m from the rear elevation. The design and character of the extension is in keeping to Bath Road as similar extensions have previously been approved. The Conservation Area will not be impacted as no alterations are being made to the Front Elevation. The neighbours' amenity space and natural light are not impacted due to the suns orientation and the extension being offset from the boundary.

**3.02)** Overall, the extension will be a positive contribution to the housing stock within Emsworth.

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