

**DESIGN & ACCESS STATEMENT REQUIRED BY
HAVANT BOROUGH COUNCIL FOR**

Extension to 72 Westbourne Avenue Emsworth PO10 7QU

The property is a detached bungalow and the rear of the property is partially masked from adjacent property by adjacent extension to No 74 and their garage/day room..

The extension is also out of view at from those properties beyond the rear boundary due to the hedge rows and trees in this and the neighbouring gardens.

The tiles on the roof will match those of the existing.

The existing brickwork will be replicated on the proposed extension as this helps for the extension to blend in. The extension is located partly behind the neighbouring extension thus reducing the amount of impact.

The windows are made of upvc materials to this property. The white upvc sections used will replicate the other windows encountered in the area.

There are no windows on the North side, the portion closest to the boundary. The very small window in the rear gable is purely for light and roof space ventilation.

The new extension has a the same pitch roof which will suit the Local requirements and legislation and is therefore in keeping with this property and other surrounding properties. The neighbouring property has a rear extension and garage / day room that is sufficiently far away that the extension will not remove light. There is an existing wooden conservatory that will be removed as part of this extension. Rainwater will be stored in existing water butts for use on the garden and any excess rainwater will discharge into existing soakaways.

The old and new extensions are unable to be seen from the road and are very much in keeping with the construction and style of the main building.