

DESIGN and ACCESS STATEMENT

PLANNING APPLICATION

Site address: **18 CHURCH PATH EMSWORTH PO10 7DP**

DESIGN STATEMENT

Overview

This statement has been prepared in accordance with government's guidance on development control. It accompanies the full planning application for this proposed extension at first floor level over an existing garage.

Introduction

18 Church Path is located within the village of Emsworth in the county of Hampshire. The property is an existing dwelling over two floors with a rear ground floor extension. It is a detached house consisting of two bedrooms one bathroom, living room, dining room, kitchen, conservatory and a garage.

The property is located within a residential area of the village, adjacent to the local Community Centre, which is to the north, with a car park to the rear, on the east, and residential houses to the south and the west of the property.



Design Approach

The design proposal is to build an extension over an existing garage. The intention is to keep within the footprint of the existing building's external walls, which necessitates extending the original building walls in line with the original house.

The proposed extension would incorporate a new master bedroom and a small toilet facility. The roof would extend in line with the profile of the existing main roof. The clay tiles would be selected to match as closely as possible the existing tiles. Two new skylights would be incorporated; one above the new toilet to the rear (east) the other above the existing second bedroom adjacent to the extension also on the rear side. The new brick walls to the extension would be selected in keeping with the type and style of the existing house.

The extension would have a Juliette balcony on the front elevation (west), accessed via a French window through the bedroom, and a balcony is incorporated to the rear elevation (east) also accessed from the bedroom via a French window. Both balconies would have black painted wrought iron style balustrades with black painted steel supports to timber decking.

On the ground floor the existing garage walls are of insufficient capacity to support the proposed extension above. Therefore, the proposal is to thicken these walls so as to provide enough strength to carry the extension. The garage otherwise would remain the same in appearance to the existing, albeit with the first floor extension replacing the existing roof.

The only tree/foliage that would be affected by this proposal is a tree (marked as T1 on the plans and elevations) just south of the garage in the adjoining property land (17 Church Path). This tree would need to have its overgrown branches and general foliage trimmed back to facilitate the planned extension.

ACCESS STATEMENT

Access to the Site

This planning application makes no changes to the existing site or adjoining site access routes. The front pedestrian gate and vehicle gate would remain unaltered.