

DESIGN & ACCESS STATEMENT

**Single storey rear extension, single storey front extension under existing balcony, raising of existing balconies to front and rear, removal of single storey structure to side elevation and replacement with car port, revised pitch to existing garage roof, internal alterations with revised fenestration and revised driveway
to
47 Bath Road, Emsworth. PO10 7ER**

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the Emsworth Conservation area along the western side of Bath Road and was built circa. 1995, replacing a previous bungalow on the site. The property is a four/five bedroom detached house on three floors with integral garage utilising most of the ground floor footprint, with additional detached garage within the rear garden.



Fig 1 – View of the front of the property showing existing driveway shared with No.48



Fig 2 – View of the rear of the property



Fig 3 – View of the front of the property from Bath Road showing the existing main entrance into the property along the northern side elevation



Fig 4 - View of the existing entrance into the property along the northern side elevation, currently blocking access to the rear garage

The existing main entrance into the property lies along the northern side elevation which currently blocks vehicular access into the detached garage located within the rear garden. The property is currently laid out with the main living accommodation located on the first floor with front and rear balconies, with the front balcony and windows enjoying views across the Millpond. Bedrooms are located on all floors.

2 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE.

A previous planning application APP/19/00264 was approved 1st May 2019. This proposal includes similar and equal elements as the previous approval, but allows for a revised ground floor layout with omission of the previous single storey rear extension with new extensions to the front and rear.

The proposal includes several elements, each addressed as follows:

a) Revised ground floor layout and garage conversion

The ground floor proposal includes additional habitable accommodation with conversion of the garage but also with extending under the front and rear balconies along with a small rear extension extending past the balcony as a single storey flat roof extension. The balconies are raised very slightly in height with a new floor construction to allow for ground floor ceilings to run through flush with the existing. The entrance approach is revised onto the new driveway along the front elevation with covered porch.

The garage conversion and extensions allow for more suitable habitable accommodation providing a ground floor living, dining and kitchen area with access and views into the garden, along with an additional music room to the front with a revised utility and shower room. Bedrooms are located on the first and second floors and revised to a three/four bedroom layout all equal to the previous approved planning application – APP/19/00264.

b) Car port

This is equal to the previous approved application T APP/19/00264.

c) Revised fenestration

The single storey rear extension includes a corner glazed full length window with doors opening directly to the garden. The fenestration is directed towards the garden with no overlooking towards neighbouring properties.

With the inclusion of fenestration relating to the revised ground floor layout all other fenestration on first and second floor is equal to the previous approved application APP/19/00264, allowing for a coherent aesthetic in fenestration to the whole dwelling.

d) Revised roof to detached garage

This is equal to the previous approved application APP/19/00264.

e) Revised driveway

This is equal to the previous approved application APP/19/00264, but slightly widened to allow for access into the relocated entrance.

3 SCALE, POSITION, LAYOUT AND BOUNDARIES

The single storey rear extension projects 1.2m from the extent of the rear wall of the property and equal in width of the rear balcony. The front extension is built directly under the first floor balcony structure and does not project any further forward.

Both balconies are raised slightly, but retaining existing balustrading.

A 1.8m high fence is proposed along the northern boundary, adjacent to the new car port, similar to the previously approved application APP/19/00264.

4 MATERIALS/APPEARANCE

Where revising existing and new openings the adjacent external walls will be in facing brickwork all to match the existing.

The external walls to the new rear single storey extension and infill extension under the front balcony are to be clad with carefully selected timber cladding which will become a warm muted grey/silver natural finish matching in appearance to the existing balcony (the balustrading is teak). The proposed timber choice is either to be Siberian Larch, cedar or Opepe, all with durable properties and left to naturally weather to a grey appearance.



Fig 5 – Example of vertical Siberian Larch cladding.

The roof to the single storey rear extension is to be grey GRP finished and covered with Sedum. Roofs to the car port and existing garage roof will be laid in matching plain tiles with bonnet hips.

Posts to the car port will be timber – green oak or Iroko, left to naturally weather to a grey appearance.

The balconies are to be reused and therefore will be equal to the existing in teak hardwood which are naturally weathered to a grey appearance. The balcony floor decking is to be reused and retained as existing.

Doors and windows are to be either white/light grey or heritage light green in colour and either UPVC or aluminium with slim frames and equal sight lines. The final colour tbc.

Gutters and downpipes – The existing gutters and downpipes are white UPVC and it is proposed to revise these to be black UPVC with new to match.

The revised driveway is to be surfaced with block paving, similar to the existing, or gravel. If gravel there will be three rows of granite sets at the junction with the highway (Bath Road) to help prevent gravel dispersing onto the highway.

Fences to boundaries are to be close boarded timber to match the existing.

5 CONCLUSION

The proposed extensions and alterations are sympathetic in style and size to the existing. Materials and appearance are generally equal in appearance to match the existing dwelling and local surroundings.

It is therefore considered that the proposals do not adversely affect the character, appearance or overall setting of the Conservation Area and that the scheme has no adverse impact on neighbouring properties.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.