

DESIGN & ACCESS STATEMENT

Removal of rear garden wall and creation of 1No. parking space to 14 Pelham Terrace, Emsworth. PO10 7JB

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the Emsworth Conservation area within Pelham Terrace, and is a modern style development built circa 1980's. The property is part of a mews style terrace with access under the adjoining property to a rear courtyard which houses a number of garages.



Fig.1. Front view of the property viewed from Pelham Terrace



Fig.2. Rear view of the property viewed from the mews courtyard

The property is a 3 bedroom terrace with an enclosed rear garden and has a separate garage in close vicinity. The rear garden of the property is enclosed by a 1.8m high brickwork wall which has a pedestrian gated access along the northern boundary.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The property is within a modern style development behind the main town centre, and lies within the Emsworth Conservation Area.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE, POSITION, LAYOUT AND BOUNDARIES

The proposal is to remove the rear section of the garden wall to allow for part of the rear garden to become a parking space for sole use of the property. The width of the parking space to be 3.0m which allows adequate space for parking as well as the swing for vehicular door access to allow for getting into and out of a vehicle. The depth of the parking space to be the full width of the garden, being just over 6m. The parking space will therefore be 3m x 6m in total, being in excess of a standard 2.4m x 4.8m parking space, allowing for a suitable sized vehicular parking space and also space for access around the vehicle for access.

Access to the parking space will be off the courtyard which allows suitable and adequate vehicular turning space. The applicant has right of way through and over the courtyard area to allow for this access.

The garden wall is to be re-built to maintain an enclosed private garden to the rear of the property, retaining a suitable depth of approx. 7m to the rear garden. The existing pedestrian access gate to be blocked off in matching brickwork and a new pedestrian access gate proposed within the new garden rear wall, allowing direct access next to the parking space.

The proposed parking space to be similar to the neighbouring property of 15 Pelham Terrace as shown below, albeit at a 90° angle.



Fig.3. Rear view of the property from the courtyard showing the parking space of No. 15 Pelham Terrace.

4 MATERIALS/APPEARANCE

The new wall to be built in matching brickwork with similar equal detailing to match the existing wall. The pedestrian gate to be stained brown timber, to match the existing. The parking space to be black tarmacadum to match the existing courtyard, and to include granite sets along the boundary line to delineate the boundary and marking of the parking space.

5 CONCLUSION

The new parking space benefits the property in allowing for a single parking space within the property boundary and has no impact to the adjoining properties or courtyard.

All materials used are to match the existing and it is considered the proposal does not adversely affect the character, appearance of the overall setting within 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.