

Design and Access Statement

Replacement Dormer and elevational alterations to

**18 Beach Road
Emsworth
Hants
PO10 7JS**



Context:

18 Beach Road is the southern half of an Edwardian semi-detached property on the east side of Beach Road.



No. 18 lies approximately halfway between the A259 and Warblington Road, and just north of Kings Road.

Beach Road consists of a mixture of detached and semi detached properties of varying dates and styles.

No. 20, to the south has had a similar dormer added facing north, directly to the south of the proposed new dormer for No.18.



Dormer to No.20



Existing Dormer to No.18

No 18 has an existing rear extension. This application does not seek to alter the footprint of the extension but is to change the current pitched roof for a flat roof with the addition of a flat roof rooflight.



Existing rear extension – with low pitched roof

Amount:

This proposal does not change the floor area of the house at ground floor.

The Dormer adds 4m² of internal floor space to the second floor.

Layout:

This proposal does not alter the layout of the approved extension and alterations.

Scale:

This proposal does not change materially change the scale of the existing extension, rather reduces the impact by changing the roof structure from a pitched roof to a flat roof

Landscaping:

This proposal does not change the design or impact of the approved extension and alterations on the landscaping.

Appearance:

This application proposes alterations to the ground floor glazing and to render the existing rear ground floor extension.

The New dormer will be clad in a VMzinc Quartz standing seam cladding and roofing.

The new windows in the existing south elevation will be in white plastic to match the windows to the original house that have been replaced.

Access:

This proposal does not alter Access criteria to the property.