

**Rosemary Cottage
15 West Road
Emsworth
PO10 7JT**



Rosemary Cottage is a detached chalet bungalow set in its own large plot and set well back from West Road.

The dwelling has been altered and extended over the years with a single storey flat roof utility room extension and a conservatory extension to the kitchen.

The flat roof utility room extension is single skin construction and has a badly leaking roof, the conservatory extension also has a leaking roof which now needs totally replacing, the conservatory style extension is also cold in the winter and too hot in the summer.

The proposal is to build onto the existing footprint, so there would be no increase in the ground floor area, with this proposal.

This application is for the demolition of the existing flat roof extension and the conservatory and their replacement with a two storey extension, a single storey kitchen extension with a zinc roof and an enlarged dormer window.

The proposal would be built to exceed the current Building Regulations requirements for the preservation of fuel and power. The proposed replacement extensions will ensure that the existing kitchen will no longer be too cold in the winter or too hot in the summer, and the proposed extensions will replace the existing sub-standard extensions.

No bat survey has been submitted with this application as the existing roof space is all living space.

No Flood Risk Assessment has been submitted with this application as there is no increase proposed to the existing floor area and there is no increase in bedrooms proposed with this application.



The Rear of the Dwelling

ECOSYSTEM SERVICE STATEMENT:

Provision	Policy
Rainwater will drain into a water butt to be used for watering the garden	A, C & D
Existing gravel driveway to be retained to provide a permeable parking surface	A, C&D
All existing planting to be retained.	D&F
Any new planting to include native species and selected to provide a variety of for wildlife e.g. nectar rich/berries/grasses	B, E,F & I
Peat free composts to be used	G
Create a compost heap to compost waste and improve soil	B, G
All existing trees to be retained	B, F & I
Bat boxes to be installed if asked for	B
Locally sourced materials to be used where practical	H
Locally sourced materials will reduce carbon emissions from transport	I