

**PROPOSED EXTENSION AND ALTERATIONS TO
58 BATH ROAD EMSWORTH PO10 7ES**

DESIGN AND ACCESS STATEMENT

1.00 Location

- 1.01 The site is located at the southern end and on the eastern side of Bath Road and directly to the west of Emsworth Mill Pond
- 1.02 The site lies within the urban boundary of Emsworth.

2.00 The Site

- 2.01 The property is unusually located within its plot, to take advantage of its location at the edge of the Mill Pond.
- 2.02 From Bath Road, the view of the property is of the parking area and fence.



Photo showing the view of the application property from Bath Road

- 2.03 Access to the front door and principle elevation is through a pedestrian gate in the garden boundary fence via a footpath through the garden.



Photo showing the view of the application property from the Mill Pond

- 2.04 The site is surrounded by residential properties on its north and southern boundaries, Bath Road to the west and the Mill Pond to the east.
- 2.05 The detached house built of brick, but is now painted, with concrete interlocking tiles to the roof.

3.00 The Proposals

- 5.01 The applicants wish to convert the existing integral garage to living accommodation. Light and ventilation to the converted room is to be provided by a sliding sash glazed bay window.
- 5.02 The conversion of the garage to living accommodation does not require planning permission as it falls under the property's permitted development rights.
- 5.03 This application covers the proposed new bay window which is to be located directly under the existing first floor bay window.



Photo showing the existing first floor bay window on the left hand side of the picture. Photo taken from inside the private garden.

- 5.04 The existing garage is not used for the parking of vehicles. There is no access from the roadside to the garage and the proposals will not therefore affect the current parking provision.
- 5.05 The new bay window would be built up from the ground to the new window cill in brickwork which would be painted to match the existing house. The area of wall between the ground and first floor windows would be in shiplap boarding (Marley Cedral boarding colour - white)
- 5.06 The new bay window would be in white UPVC to match the existing bay window.

7.00 Conclusion

- 7.01 The proposed works to the house are in keeping with the existing house and the age of the property.
- 7.02 The proposals comply with the Council's Planning Policies and do not harm anything of acknowledged importance.

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