

**Planning Application for proposed extension to end of existing
terrace to form additional dwelling.**

Land east of
76 Bosmere Gardens
Emsworth
Hampshire

DESIGN & ACCESS STATEMENT

July 2016

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1 Introduction

1.1 Summary of Design Statement

This document has been prepared in support of a Planning Application by the property owners of 76 Bosmere Gardens, they are seeking permission to:

Extend the existing row of terrace houses to form an additional dwelling

2 Context

The application site is located within the settlement policy area of Emsworth within a well established residential area.

The application site abuts 76 Bosmere Gardens and is currently part of the residential garden space of this property. It is mostly laid to lawn and bordered by a mature hedge to the east and south and has a close boarded fence to the north.

3 Amount

The proposed property is 103sqm spread over two floors.

The first floor is larger than the ground floor due to a covered walkway being retained to provide rear access to the existing property.

4 Layout

The property is simply an extension of the existing terrace of houses and borrows the layout design from these properties.

The living room has a frontward aspect to help with security, overlooking the principal entrance and driveway. The kitchen and family dining space have direct access to the enclosed garden space. One of the design changes over the existing property layout is the inclusion of a ground floor wc to comply with current building regulations. The bedrooms are all located on the first floor along with the family bathroom.

5 Scale

The eaves and ridge heights will match those of the existing terrace to maintain the visual mass and bulk.

As previously described there is a walkway on the ground floor to create partial separation, provide a visual link through to the rear and to reflect the architecture of the existing terrace.

6 Landscaping

There are already well established boundaries to the perimeter consisting of fencing and hedging. It is proposed to trim back the hedge on the southern boundary to provide vehicular access and improve visibility splays.

Any further landscaping is likely to cause overshadowing of neighbouring properties therefore it is not deemed necessary to provide any further soft landscaping.

7 Appearance

The external appearance is strongly influenced by the local area and adjoining properties, the external materials will match existing in colour and texture.

8 Access

The site already has vehicular access and it is proposed to extend it to accommodate the new dwelling.

The site is close to the town centre of Emsworth with all the facilities it has to offer. Retail establishments, public transport links, restaurants, public houses etc.

9 Summary of Conclusions

This application has been prepared with complements to the principal planning policies, and importantly does not cause any detrimental effect to the surrounding area and we hope that that this application meets with the approval of the Local Authority.