

DESIGN AND ACCESS STATEMENT

Re: PROPOSED: Double Garage

At: 4 School Lane, Emsworth, Hants, PO10 7ED

1.Introduction: This Design and Access Statement (DAS) accompanies an application for a double garage at 4 School Lane, Emsworth. The DAS has been written to meet the requirements of Article 4C of the Town and County Planning (General Development Procedure) as amended

2.Context: The design principles and concepts of the garage is to harmonise with the existing house and conservation area To build a small double at the far end of the rear garden. The front elevation facing the mill pond will be unaffected by these proposals.

3. Amount: The proposal allows for the fairly small double garage to the rear garden off School Lane, entered by a roller shutter type garage door (approx 4.0m wide) so as not project into the access road. Please note it was a condition of Planning Permission APP/15/00432 approved on the 9th June 2015 that two vehicle parking spaces shall be provided. The proposed double garage is a fulfilment of this condition.

4. Layout: The scheme allows for the construction of a new double garage on the site of the existing hard standing and a timber garden shed which is to be removed; at the end of the rear garden adjacent to School Lane.

5. Scale: The proposal is for the modest garage 5.0m wide and 4.85 in depth with a floor area of approximately 21.8m. The maximum height is 3.4m at the ridge point with the roof sloping down to 2.4m at the rear.

6. Landscaping: Any landscaping will harmonise the existing, and the front and rear gardens are unaffected by the proposals. Vehicle access will be via School Lane and pedestrian access via a side door from the rear garden path. All other access to the property and site is unaffected.

7. Appearance: All materials such as the facing bricks and the front elevation small plain tiles will matching to be keeping with the conservation area. For aesthetic reasons a pitched roof has been chosen over a flat roof. Brick features such brick arches and quoins to the front corners have been included to add interest and character to the garage. The side elevation door and window face back towards the property. The rendered block work will be sympathetically decorated to harmonise with the surroundings.

8. Access: The application makes no change to the road access. The site has a modest fall towards the mill pond with the proposed garage to the eastern end of the garden. There is a bus route to the centre of town which is just a short walk away. The existing transport network is capable of supporting this application.

9. Consultation:

9.1 The neighbours at number 16 Bridgefoot Path and 3 School Lane will be consulted and made aware of the proposals.

9.2 In view of the distance to the other properties and that they will be unaffected, these owners have not been consulted.

9.3 The proposed garge will meet requirements of part M of the building regulations.

9.4 The design has taken into account the Local Authority Guidelines.