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**Design and Access Statement
Proposed Extension to 32 West Street. Emsworth, Hants.**

The site is located in the Emsworth Conservation area which is located to the South of the main road between Havant and Chichester (A259) The Old town is predominantly Georgian in character due to its prosperity during this period but was laid down along the lines of existing medieval street pattern of which West Street is part, this being once the main thoroughfare prior to the building of the new road to the North.

To the East of the site, West Street is made up of a number of locally listed buildings as well as a few Listed buildings, however this site forms part of a small group of residential semi detached properties built in the late 1970's principally of traditional brick and tile construction but distinctly of their time.

The proposals are to erect a small single storey extension to attach to an existing flat roofed brick WC extension to the rear of the existing garage and property. This will provide shower room facilities at ground floor level for the retired applicants. The proposals will replace an existing timber garden shed and will be formed in materials to match the existing extension. It will extend close to the adjacent boundary (approx 150mm). The neighbouring adjacent building is a garage linked to the residential property. The neighbours have been consulted and have no adverse comments. The extension will not be seen from West Street or any other principle view.

We believe the proposals comply with all relevant Planning policies relating to general domestic development and conservation areas. With regard to the local list requirements there appears to be no adverse outcome from assessment of potential flooding, biodiversity, adjacent tree, design, waste management, etc issues.

The property is eminently accessible to local shops, community facilities and public transport facilities. Internal access will comply with the requirements of the current Building Regulations.

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