

DESIGN & ACCESS STATEMENT

29 Bath Road, Emsworth, Hants, PO10 7ER

Application to Havant Borough Council for variation of a condition under approved planning permission 05/63317/000 for internal alterations to existing detached garage to the rear of the dwelling house at 29 Bath Road, Emsworth, Hants, PO10 7ER

1 ASSESSMENT OF PHYSICAL CONTEXT

29 Bath Road is a 19th century four bedroom end of terrace house of a group of 10 similar terrace houses. The property is located within the Emsworth Conservation Area and the group of terraces are highlighted to be of local interest adding a positive contribution to the local setting and area.

The property enjoys a detached 'garage' building, to the rear of the dwelling, which was approved under application 05/63317/000, 12th April 2005, by the previous occupier. However, the existing layout is conflicting to condition No. 3 of the approved application, whereby the layout allows for ancillary living accommodation with shower room and separate store. No vehicular parking or garage is available inside the detached building. Although externally, the garage door retains the appearance of a garage, the door is in fact blocked off from the inside.



Photo 1 – View of detached garage structure from first floor rear window of property



Photo 2 – View of detached garage building viewed from the garden

2 DESIGN PRINCIPLES & LAYOUT

The proposal is to reinstate the garage allowing for sufficient parking for a single car along with ancillary living accommodation. The living accommodation is to be wholly ancillary to the main dwelling. Currently the 4 bedroom dwelling house has a single parking space within the front garden. The additional parking space will allow the property to enjoy 2 parking spaces.

3 APPEARANCE

No change to the external appearance is proposed.

4 ACCESS

The proposal uses the existing garage door access for car access from the rear drive. The existing door access to the garden is retained.

5 CONCLUSION

The proposal provides an additional parking space for the dwelling with living accommodation wholly ancillary to the main dwelling. The application seeks Local Authority approval for this variation, as outlined under Condition 3 of the approved

application. There is no adverse impact on neighbouring properties or effect on any other interest of acknowledged importance.

Appendix A - Flood Risk Assessment

The Environment Agency flood risk map for the above property is below:



The principle risk of flooding is from the Mill Pond and Chichester Harbour. Whilst it indicates that the site is at high risk of flooding, stated from Environment Flood Map as being a greater than 1.3% risk, it should be noted that the property itself has no record of having been flooded.

The proposal does not include any additional rooms or additional volume and converts back habitable space into non-habitable storage/garage space.

Conclusion

The risk from flooding is minimal, if not reduced.