

DESIGN AND ACCESS STATEMENT

6 KINGS ROAD, EMSWORTH, HAMPSHIRE PO10 7HN



This statement has been prepared in support of the application for Full Planning Permission for the alteration of the existing dwelling, removing an existing conservatory to allow the formation of a new one and half storey extension with loft conversion to the rear South elevation. In addition the proposal includes removal of an existing coal store, attached to the detached garage, to allow for a small rear extension to the garage.

The application follows a pre-application planning consultation with Planning Officer Jenna Shore of Havant Borough Council, and the comments provided have been considered in the preparation of this application (Ref: **GEN/13/01019**).

Context

The existing dwelling is a detached bungalow built in the 1950's using traditional brick, with a later rear conservatory. The property is a family home, situated on a residential road with a variety of property styles; terraced, semi-detached and detached.

The rear boundary of the property backs on to the rear gardens of the neighbouring properties. The rear garden is private and not directly overlooked. The location of this house, its proportion and layout has been considered when making the design proposal.

Use

The proposed use is residential.

Amount

The extension will increase the ground floor living space with comfortable proportions. The extension will increase the foot print from 138m² to 160m² square metres.

Layout

The internal use of the existing ground floor of the dwelling will continue to offer: entrance hall, sitting room, kitchen, study, bathroom, bathroom. The new rear extension will offer a new garden room.

The coal store to the existing detached garage will be removed and the garage extended to provide an external utility room.

The existing loft is currently being used as storage. The proposed converted space will provide a new first floor which will offer a landing area, two bedrooms, two en suites and additional storage.

Scale

After the removal of the existing rear conservatory the proposed extension is 4.5 metres deep, by 7m metres wide, by 5.7 metres high. The proposed extension ridge will be kept below the ridge line of the existing dwelling and offer a respectable subservience.

After the removal of the existing coal store the proposed utility room will extend an additional one meter to the rear.

The existing dwelling (12.5 metres wide, 9.2 metres long and 6 metres high) will remain.

Landscaping

The mature gardens around the property will remain unchanged without the need to remove boundary planting.

Appearance

The new extensions will use brick stock to match the existing dwelling and timber feather edge cladding, together with dark framed windows using energy efficient glass.

The new extension will be pitched and tiled to match the existing roof finish. The roof design will have minimal impact to the neighbouring properties.

All new guttering and downpipes to be black UPVC cast to match existing.

Vehicle access and parking

The property offers vehicle parking for four cars (garage x1, drive x3) and will remain unchanged.

Pedestrian and cycle access

Access to the property is made from the front.

Disabled access

Access to the property is made from the front.

Conclusion

The proposed extension and loft conversion represent a sympathetic response to the existing dwelling and the local surrounding area. It would provide an opportunity to increase the function and habitable space of the existing property, creating a practical and well-proportioned family home.