

**Development at 15 Bridgefoot Path, Emsworth,
Hampshire PO10 7EA.**

Design and Access Statement.

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1 Introduction

1.1 *Background*

- 1.1.1 This statement is submitted in accordance with the requirements of Section 62 of the Town and Country Planning Act 1990. The structure of the statement that is given below flows from the advice contained in the Governments Guidance published in April 2010 “Development Management Guidance on Information Requirements and Validation”.
- 1.1.2 This statement relates to an application for retention of summerhouse and screen trellis.

2 The Design Component

2.1 *Context Appraisal*

- 2.1.1 The development to which this application relates is located within the Emsworth Conservation Area.
- 2.1.2 The policy context rests primarily in the Havant Local Plan.
- 2.1.3 The site is located at rear of the premises where the character is essential that of ‘backland’ development including an electricity substation and several garage type buildings in the vicinity.

2.2 *Amount*

- 2.2.1 The proposed development comprises a total gross floorspace of 10.6 square metres provided in a single storey pitched roof building.

2.3 *Layout*

- 2.3.1 The layout was dictated by a desire to shelter the building against an existing brick wall, and secure sheltered aspect towards the sun.

2.4 *Scale*

- 2.4.1 The height dimension is determined having regard to the operational requirements of access through the door. The remainder of the scale of the building is derived from its purpose.

2.4.2 *Landscaping*

- 2.4.3 The function of any landscape proposals is to enhance or protect the amenities of the site and the area around it. It is considered that the building subject of the application should be screened by landscape planting to climb upon the trellis. To this end *hedera helix* is shortly to be planted.

2.4.4 *Appearance*

- 2.4.5 The appearance of the development is a combination of simple domestic form painted using a main manufacturers ‘Heritage’ range.

2.5 Use

- 2.5.1 The proposed development is to be used as a summerhouse which is a use wholly ancillary to the parent Use Class C3 as defined in the Town and Country Planning (Use Classes) Order .

3 Access Component

- 3.1.1 Pedestrian access is proposed via a shallow ramp at grade from the remainder of the curtilage.

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