PERMIT

HAVANT BOROUGH COUNCIL
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Design & Access Statement

Porch To Front Elevation
19 Bath Road, Emsworth, Hampshire, PO10 7EP

Context – The site is situated on the west side of Bath Road within a terrace of traditional two storey houses. The property has a pitched roof with clay tiles, the walls are face brickwork to the ground floor and painted render above. The property benefits from a bay window to the front with a gabled roof.



Amount – The porch will be approximately 3.0m2 measured externally. The reason for the planning application is the roof will be over 3m high from the adjoining ground level.

Layout – The proposed porch is located on the front elevation leading into the principal entrance.

Scale – The porch has been designed to blend with the existing bay window, this will help reduce the perceived bulk as the eye is drawn to the larger structure. The roof is pitched away from the public vantage point to further reduce the impact on the street scene.

Landscaping – Due to the small scale of the extension it was not deemed necessary to provide additional landscaping as this could cause overshadowing.

Appearance – Materials will match existing where possible. The property style will also be carried on to the extensions.



Access - The site is located close to local amenities with good bus and rail links to other towns and cities. The property already benefits from off road parking and the proposal will not increase the need for further arrangements. The property is already raised above adjoining ground level and the proposal will match this therefore not increasing the problems of disabled access.

Conclusion - If any non material planning issues arise with reference to covenants, easements or other "private" matters it would be appreciated if these could be set aside and the application be considered on its own planning merits.

It should be noted that planning applications should be assessed against the policies of the local authority development plan and any other supplementary planning guidance. An assessment of these issues should determine whether "demonstrable harm" would be caused to matters of acknowledged importance.