

Design and Access statement for 20 Kings Road, Emsworth, PO10 7HN.

This application proposes to demolish the small kitchen extension to rear, construct a single storey flat roof extension to rear and side and internal alterations. Modifications of the window sizes on the front elevation and rear return to reinstate original window openings.

The aim is to extend and improve the layout of existing house and open up the living areas to the back garden. By reverting to the original windows on the front elevation, No. 20 will fit in with the other houses in the terrace.

It has been designed having regard to character of the site and the surroundings. There is precedence of similar style rear extensions on Kings Road. The houses on both sides of No.20, have rear extensions similar in size to that proposed.

The house is part of a terrace of small, 2 storey houses. The back of the house is dark, extensions on both sides have impacted their outlook and visual relationship to the back garden. The garden is south facing, long and narrow with access to the lane behind. The boundaries are fences/hedges and block wall.

The proposed single storey extension is subordinate to the original house and does not impact adversely on the garden. It has been designed in consideration of the adjoining neighbours' outlook and does not block their natural light.

The proposed roof will be flat to allow the existing ceiling heights to be carried thru' into the extension. The 4 no. roof lights will bring natural light and ventilation into the house, benefiting new and existing spaces.

The proposed external materials for extension will match the existing finishes: single ply membrane roof, rendered walls and high performance double glazed bi-fold doors to the garden. The windows in the front façade will match the style and materials of the windows in the terrace.

All work will be within the boundaries of the site and will be wholly constructed within the site, no foundations or footings will be built under the adjacent properties. The neighbours on either side have been furnished with copies of the proposals. Party wall notices will be issued, as required once planning has been granted.