



pete sonntag
ARCHITECT

Design and Access Statement

20th August 2026

45 Warblington Road, Emsworth, PO10 7HG

Erection of first-floor side and rear extensions, a single-storey rear extension and a modest front extension to the existing garage, together with associated roof alterations, formation of a balcony above the garage and a rear Juliet balcony, and alterations to existing rear fenestration and other associated external alterations.

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for alterations and extensions to 45 Warblington Road, Emsworth.

The property is an established substantial detached dwelling of traditional inter-war character, occupying a generous and mature residential plot on Warblington Road. The proposals have been developed to improve the quality and functionality of the existing family home whilst retaining and reinforcing the architectural qualities that give the property its character.

From the outset, a central part of the client brief has been to retain the established appearance and character of the principal Warblington Road elevation. The proposals have therefore evolved around the existing building rather than seeking to impose a fundamentally different architectural form upon it.

The scheme includes extensions at ground and first-floor level, a modest extension to the existing garage, alterations to the roof and fenestration, and associated refurbishment of the existing dwelling. Internal alterations are also proposed but these are principally concerned with improving the functionality of the accommodation and are not themselves central to the planning considerations.

The architectural approach has instead concentrated upon scale, massing, roof form, materials, fenestration, neighbouring amenity and the relationship of the enlarged dwelling with the established character of Warblington Road.

The proposals have been developed with direct reference to the character and detailing of the existing dwelling. The intention is that, once completed, the new work should read as a natural evolution of the original house rather than an unrelated later addition.

2. Site and Surroundings

45 Warblington Road is situated within an established residential part of Emsworth characterised predominantly by detached dwellings occupying comparatively generous plots.

Warblington Road contains properties of differing ages and architectural styles. There is nevertheless a consistent sense of spaciousness created by detached houses, landscaped frontages, gaps between buildings and mature vegetation.

The application property is set back from the road behind an established front garden and driveway. The site contains mature trees, hedges and other established garden planting, all of which are to be

retained. Existing boundary treatments, gates, driveway and landscaping will similarly remain unchanged.

The property itself has a traditional domestic appearance with facing brickwork at lower level, light-coloured upper elevations, a substantial hipped roof, painted timber detailing and traditionally proportioned windows. Later additions to the side and rear have resulted in a more fragmented composition, including extensive areas of flat roof and a lightweight conservatory which has little architectural relationship with the original house.

The rear of the property is contained within the private garden and is not visible from the public realm. The principal public appreciation of the dwelling is therefore obtained from Warblington Road and from oblique views of its front and side elevations.

The application site lies outside the Emsworth Conservation Area. The Council's Conservation Area Appraisal identifies Warblington Road as lying behind the Bath Road frontage and outside the designated boundary. Nevertheless, the proposals have been developed to respect and enhance the established architectural character of this approach into Emsworth.

3. Planning and Design Policy Context

The statutory Development Plan includes the adopted Havant Borough Core Strategy, the Allocations Plan and the made Emsworth Neighbourhood Plan. Havant Borough Council confirms that the Core Strategy and Allocations Plan remain the adopted Local Plan, while the Emsworth Neighbourhood Plan forms part of the Development Plan for the area.

Of particular relevance is Core Strategy Policy CS16 – High Quality Design. This requires development to respond positively to its local context, including existing building lines, heights, massing, materials and proportions of windows and doors, while avoiding unacceptable harm to neighbouring privacy, outlook, noise and amenity. The policy also promotes sustainable design and construction.

The Havant Borough Design Guide SPD supplements Policy CS16 and advises that extensions should use the existing building as their principal reference point for appearance, materials and details, including roof form, ridge, verge and eaves treatment, brickwork and window and door proportions.

The Emsworth Neighbourhood Plan is particularly relevant. Policies D1 and D2 seek high-quality development which enhances local character and is appropriate in height, mass and materials, with pitched roofs generally using slate or tile. The Plan also requires Design and Access Statements to demonstrate how its Design Checklist has influenced the proposal.

The Design Checklist specifically states that house extensions should be sympathetic to the style of the host house and use similar materials and fenestration. It also encourages roof silhouettes which integrate with their surroundings, preservation and enhancement of the road approaches to Emsworth, retention of larger properties where they contribute to local character, and contemporary materials and construction where these improve sustainability without harming townscape character.

At national level, Chapter 12 of the National Planning Policy Framework emphasises that good design is fundamental to sustainable development and that development should function well, be visually attractive and respond sympathetically to local character and the surrounding built environment.

The proposals have been developed directly around these principles.

4. Existing Building Character

The original dwelling has a strong and attractive traditional character.

Its principal features include:

- a substantial hipped roof;
- traditional facing brickwork;
- light-coloured upper elevations;
- painted timber windows and doors;
- black-painted timber fascia and soffit detailing;
- black rainwater goods;
- a retained chimney;
- traditional domestic window proportions; and
- a generally well-balanced principal elevation.

The front elevation remains the most important elevation in terms of the public street scene and has therefore been treated with particular care.

Conversely, the rear elevation has evolved through a number of later additions and alterations and presently lacks the coherence of the principal frontage. The existing lightweight conservatory in particular reads as an independent later addition and contributes little to the architectural composition of the original dwelling.

One of the principal opportunities presented by the project is therefore not simply to enlarge the house but to rationalise these existing elements and produce a more coherent building overall.

5. Description of the Proposal

The proposals comprise the sensitive enlargement and refurbishment of the existing dwelling while retaining its continued use as a single private dwellinghouse.

At ground-floor level, the existing conservatory will be removed and replaced as part of a properly constructed extension which integrates with the main dwelling. Associated alterations to existing rear windows and doors will allow the rear elevation to be redesigned as a unified composition.

The existing garage will be extended modestly forward of its present position. The garage retains its established relationship with the dwelling and will incorporate traditionally detailed painted timber garage doors.

At first-floor level the accommodation will be extended to the side and rear. The first-floor enlargement is integrated beneath an extension of the established principal roof form rather than being expressed as an independent box-like addition.

The existing ridge height of the main dwelling will remain unchanged.

The main roof and its extended portions will be finished consistently in dark grey composite slate. A small discreet area of flat roof is incorporated within the roof arrangement where necessary to rationalise the structure and resolve the junctions efficiently. This element is contained within the overall roof composition and will not compete visually with the principal hipped roof form.

A modest balcony is proposed above the garage, together with a Juliet balcony to the rear elevation.

The existing chimney is retained.

Existing access, parking, landscaping and boundary arrangements remain unchanged.

6. Design Evolution

The final scheme has resulted from a considered design process undertaken with the client from the outset.

An earlier option investigated whether additional accommodation could be achieved within the existing roof space. Once realistic construction depths for the floor, insulation and roof structure were considered, it became apparent that the existing roof did not provide sufficient useful headroom to create satisfactory accommodation without substantially increasing the height of the building.

That approach was therefore rejected.

The preferred scheme instead retains the existing principal ridge height and provides the required accommodation through a carefully integrated extension of the established first-floor and roof form.

This is important to the design rationale. The proposals do not seek additional height simply to maximise accommodation. Instead, the design has consciously retained the existing overall height and familiar roof silhouette of the dwelling.

The development of the rear elevation followed a similar process. Rather than treating individual windows, roofs and additions independently, the elevation has been reconsidered as a whole.

Existing and proposed window arrangements have been coordinated so that the openings share a consistent architectural language. The eaves height of the new ground-floor rear extension takes its datum from the established flat-roof edge on the left-hand side of the existing rear elevation. This allows the principal horizontal lines to meet and creates a more ordered and coherent composition.

The objective throughout has been to make the alterations appear as though they belong naturally to the house.

7. Scale, Form and Massing

Although the proposal results in an enlarged dwelling, the additional mass has been carefully controlled.

Most importantly, the existing principal ridge height remains unchanged. The visual height and overall silhouette of the house as experienced from Warblington Road therefore remain fundamentally consistent with the existing dwelling.

The extended roof follows the established hipped character of the house and maintains a traditional domestic roof form.

The first-floor work also retains a meaningful gap between the application property and No. 43 Warblington Road. This maintains the established spacing between the detached houses and avoids the appearance of the properties becoming visually joined.

The new ground-floor rear extension remains subordinate to the principal two-storey house. Its lower eaves line and roof form provide a natural transition between the main dwelling and the garden.

The modest forward extension of the garage is similarly contained. The existing garage already forms part of the front composition and the proposal represents a limited extension of that element rather than a substantial new front wing.

The resulting building remains proportionate to its generous plot and to the scale of detached dwellings characteristic of this section of Warblington Road.

8. Principal Elevation and Street Scene

Preserving the character of the principal elevation formed a specific part of the original design brief.

The main frontage will therefore remain clearly recognisable as the existing house. Existing architectural elements will be retained, refurbished and redecorated wherever appropriate rather than unnecessarily replaced.

New work has been designed to take its cues directly from the original building.

The existing chimney remains, the established ridge height is preserved and traditional roof geometry is maintained. New brickwork will use facing bricks carefully selected to match the existing house in colour, size, texture and bond.

New fascia and soffit detailing will replicate the existing black-painted timber construction, with black rainwater goods to match.

The garage doors will be painted timber doors of traditional character, finished in the colour indicated on the submitted elevations.

The proposals therefore seek to enhance the Warblington Road street scene through careful repair, refurbishment and sensitive enlargement rather than architectural contrast.

This is consistent with the Emsworth Neighbourhood Plan's objective of preserving and enhancing the distinctive approaches into Emsworth and with the Council's Design Guide requirement for extensions to derive their detailing from the host building.

9. Materials and Architectural Detailing

The proposed material palette has been deliberately kept restrained and related closely to the existing dwelling.

The principal materials will comprise:

- new facing brickwork carefully matched to the existing dwelling;
- dark grey composite slate to the main roof and new ground-floor extension;
- horizontal composite weatherboarding to the first-floor north-east and north-west elevations, selected in a white/off-white colour that closely matches the appearance of the retained render;
- white-painted timber windows and external doors;
- painted timber garage doors;
- black-painted timber fascia and soffits;
- black rainwater goods; and
- traditional black-painted metal railings to the garage balcony and rear Juliet balcony.

The junction between retained render and the new horizontal weatherboarding at the relevant corner has been deliberately coordinated with the position of the rainwater downpipe so that the change in material is discreetly concealed.

The weatherboarding introduces a durable contemporary material but in a form and colour that relates closely to the existing rendered first floor. It therefore provides subtle differentiation while maintaining visual continuity.

The use of composite slate similarly provides a traditional dark grey slate appearance while allowing the altered roof structure to be constructed using a relatively lightweight modern product.

The material approach responds positively to Emsworth Neighbourhood Plan Policy D2 and its Design Checklist, which support materials and roof finishes appropriate to local character while also allowing modern materials and construction where they contribute positively to sustainability and design quality.

10. Fenestration and Rear Elevation

The rear elevation has been considered as a complete architectural composition rather than simply retaining an assortment of existing openings.

Replacement and altered windows and doors will use white-painted timber so that both new and retained portions of the house share a consistent language.

The removal of the existing conservatory provides an opportunity to simplify the rear elevation substantially.

The new ground-floor roof responds to an established eaves datum on the left-hand side of the dwelling. Together with the coordinated fenestration, matching brickwork and consistent joinery, this creates a stronger horizontal relationship between the existing and proposed elements.

Although the rear is more extensively altered than the principal elevation, it is not visible from the public realm. The design nevertheless applies the same level of architectural discipline so that the rear of the completed house appears coherent in its own right.

11. Balcony and Juliet Balcony

A modest balcony is proposed above the garage.

The balcony is entirely contained above the garage roof footprint and is positioned at the upper part of the roof slope where the garage roof meets the first-floor elevation. It is therefore integrated into the architecture rather than appearing as a large projecting platform.

Traditional black-painted metal railings have been selected in preference to a visually heavier or more overtly contemporary balustrade.

The balcony faces generally south and responds naturally to the coastal character of Emsworth and the opportunity for longer-distance views towards the sea.

Its limited dimensions mean that it is principally intended as a modest standing or viewing space ancillary to the dwelling rather than a substantial external entertaining terrace.

The principal outlook is over the front/driveway area and towards Warblington Road. It does not create a direct relationship with neighbouring habitable-room windows or secluded rear garden areas.

There is also substantial separation to the nearest broadly facing dwelling on the opposite side of Warblington Road, in the region of approximately 40 metres.

The use of balconies is not unexpected within the local context. Planning permission APP/19/00451 at 61 Warblington Road approved a replacement detached dwelling incorporating a balcony to its south elevation.

The rear Juliet balcony is considerably more limited again. It does not provide a projecting external terrace and will use matching traditional black-painted metal railings.

Together these features provide useful architectural and amenity benefits without creating an unacceptable degree of overlooking or activity.

12. Relationship with No. 43 Warblington Road

Particular care has been given to the relationship with the adjoining dwelling at No. 43.

The established meaningful gap between the two houses is retained.

The boundary close to the garage does not run perpendicular to the principal frontage but angles in relation to the buildings. During the design process the applicant met the occupiers of No. 43 on several occasions and discussed the emerging proposals with them.

In response to those discussions, minor adjustments were made to the garage footprint and entrance arrangement to better respond to the angled boundary. The adjoining occupiers were content with the revised relationship.

At first-floor level, windows facing towards No. 43 have been deliberately designed as small, high-level openings positioned close beneath the eaves. These will be obscure glazed.

The physical relationship is also important: the corresponding part of No. 43 presents a pitched roof slope towards the application property and contains no facing windows. There is therefore no direct habitable-room to habitable-room overlooking relationship.

The combination of separation distance, the absence of facing windows at No. 43, the small high-level form of the proposed openings and obscure glazing ensures that neighbouring privacy is appropriately safeguarded.

The balcony above the garage principally overlooks the neighbouring driveway rather than private habitable rooms or secluded garden space.

The proposal therefore accords with Core Strategy Policy CS16, which specifically seeks to avoid unacceptable harm to neighbouring privacy, outlook and amenity.

13. Landscape, Trees and Setting

The existing mature landscape setting of the dwelling will remain intact.

No significant trees are proposed for removal as a consequence of the development.

Existing hedges, established planting, front garden landscaping and boundary treatments will remain.

The proposal consequently preserves the landscaped and spacious character of the plot and maintains the green separation between neighbouring dwellings.

This is particularly important in the context of the Emsworth Neighbourhood Plan Design Checklist, which seeks an impression of spaciousness and opportunities for green landscape between buildings outside the town centre.

Ecological and biodiversity enhancement measures are addressed separately within the accompanying Biodiversity Enhancement Statement.

14. Access and Parking

There will be no change to the existing vehicular access from Warblington Road.

The existing crossover, driveway and off-street parking arrangements are retained.

Existing gates and front boundary treatment also remain unchanged.

The proposal therefore has no material effect upon access arrangements or the level of existing on-site parking provision.

The use of the property remains that of a single private dwelling and there is no intensification through subdivision or change of use.

15. Sustainability and Building Performance

The proposals seek to improve the long-term performance of the existing house while retaining and adapting the substantial embodied resource represented by the existing building.

New and upgraded elements of the building envelope will comply with the applicable current Building Regulations requirements for thermal performance, providing a significant improvement over the thermal performance of the existing fabric.

The existing relatively new heating system will be retained.

Where practicable, timber and other lightweight construction methods will be considered within the new works. In addition to their potential resource benefits, lightweight construction can reduce the weight of materials requiring handling on site, reduce reliance on heavy wet trades and help simplify and shorten elements of the construction programme.

Durable materials have been selected with consideration for longevity and maintenance, including composite weatherboarding and composite slate where appropriate.

This approach is consistent with Core Strategy Policy CS16 and Emsworth Neighbourhood Plan Policy D6 and the associated Design Checklist, which support resource efficiency and contemporary construction techniques where these can improve sustainability without harming local character.

16. Construction and Neighbour Consideration

The applicant has been conscious throughout the design process of the need to minimise disturbance to neighbouring residents during construction.

The use of lightweight construction techniques where practicable will assist in reducing heavy material movements, manual handling requirements, dust-generating operations and the duration of certain construction activities.

The project will be undertaken within the existing residential curtilage and access arrangements.

The discussions already undertaken with the occupiers of No. 43 demonstrate the applicant's willingness to engage constructively with the immediately affected neighbour, and the design itself has already been adjusted in response to those discussions.

The intention is for construction to proceed efficiently and with appropriate regard to the residential character of the surrounding area.

17. Local Planning Context and Comparable Approvals

Warblington Road is not characterised by complete architectural uniformity. It contains established detached houses that have been extended, adapted and in some instances substantially redeveloped over time.

The principle of carefully considered enlargement of these larger properties is therefore not an unexpected form of development in this location.

Of particular relevance is the immediately adjoining property at 43 Warblington Road, which is of very similar original form and character to No. 45.

Planning permission APP/19/00983 at No. 43 included a loft conversion facilitated by an increase in ridge height, together with front dormers, first-floor extensions and additional rear development. An earlier application, APP/18/01021, also forms part of the planning history of the property's substantial evolution.

This is a particularly relevant local comparison because the present proposals at No. 45 adopt a more restrained approach to overall height: the existing principal ridge height is retained.

The earlier option for No. 45 considered use of the roof space but was rejected once the practical implications for floor construction, insulation and usable headroom were understood. The final design instead extends the established first-floor and roof form without increasing the existing principal ridge.

Other relevant approvals within Warblington Road further demonstrate that roof alterations, extensions and elevated external amenity spaces form part of the evolving character of the road.

At 61 Warblington Road, application APP/19/00451 granted permission for a replacement detached dwelling incorporating a south-facing balcony.

At 62 Warblington Road, APP/25/00477 included replacement and alteration of the existing pitched roof, an increase to the eaves level, a full-height rear extension, a small roof terrace and a ground-floor side extension; the application was subsequently recorded as granted.

These examples do not in themselves determine the present application, which must be considered on its own merits. They do, however, demonstrate that substantial but appropriately designed adaptation of larger dwellings, including changes to roof form and the provision of balconies or terraces, is established within the immediate local context.

Against this background, the proposal at No. 45 is considered a proportionate evolution of the property. It retains the principal ridge height, preserves the established spacing between dwellings and takes detailed architectural cues from the host building.

18. Response to the Emsworth Design Checklist

The proposal has been developed with specific regard to the design principles contained within the Emsworth Neighbourhood Plan.

The scheme responds positively by:

- retaining a building which makes a positive contribution to the established character of the road rather than pursuing demolition and replacement;
- retaining the existing principal ridge height and integrating the extended roof into the established silhouette;
- retaining meaningful landscaped separation between neighbouring detached dwellings;
- using matching brickwork and traditionally proportioned painted timber fenestration;
- retaining the existing chimney and characteristic architectural details;
- using slate-form roofing appropriate to the traditional appearance of the property;
- designing extensions to be sympathetic to the host dwelling;
- rationalising the rear elevation so that the old and new work form a coherent composition;
- retaining existing landscaping, boundaries, access and parking;
- improving thermal performance;
- using modern and lightweight materials where these can provide practical and sustainability benefits without undermining the traditional appearance of the dwelling; and
- responding directly to the adjoining neighbour through consultation and subsequent refinement of the design.

The proposal therefore reflects the Neighbourhood Plan's recognition that Emsworth contains a variety of buildings and that well-designed change can form part of the continuing evolution of the town, provided that character, scale and quality are respected.

19. Conclusion

The proposals represent a considered and sympathetic evolution of an established family dwelling.

The scheme has not been developed simply to maximise additional floor area. A number of design options were considered, including the potential use of the existing roof space, before the current approach was selected.

The final proposal retains the existing principal ridge height and the recognisable character of the Warblington Road frontage while concentrating the greater degree of change towards the side and rear.

The design draws directly from the architecture of the host dwelling through matching facing brickwork, traditional painted timber windows and doors, black-painted fascia and soffit detailing, black rainwater goods, traditional garage doors, a retained chimney and a coherent hipped roof form.

The introduction of horizontal light-coloured weatherboarding and dark grey composite slate provides a subtle contemporary refinement while remaining consistent with the palette and character of the existing house.

The removal of the existing conservatory and rationalisation of the rear elevations will significantly improve the architectural coherence of the dwelling.

Neighbouring amenity has been considered throughout. The established separation from No. 43 is retained, potentially sensitive first-floor windows are small, high-level and obscure glazed, and the adjoining property has no facing windows in the corresponding roof elevation. The garage arrangement has also been refined following direct consultation with the adjoining occupiers.

The balcony above the garage is modest, contained within the garage roof footprint and orientated principally southwards towards the coastal outlook. Its scale, position and substantial separation from facing residential properties ensure that it will not result in unacceptable overlooking or disturbance.

Existing trees, landscaping, boundaries, vehicle access and parking arrangements remain unchanged.

In planning terms, the proposal accords with the central objectives of Havant Core Strategy Policy CS16, the Havant Borough Design Guide SPD and Policies D1, D2 and D6 of the Emsworth Neighbourhood Plan. It respects the host dwelling, enhances the coherence of the property and maintains the established character and spaciousness of Warblington Road.

The development therefore represents a high-quality and appropriately detailed extension and refurbishment of the existing dwelling and is considered to make a positive contribution to both the property itself and the wider Warblington Road street scene.