Design and Access Statement

Replacement Single Storey Rear Extension, Re-roofing Works, New Windows and Rooflight
18 Bridge Road, Emsworth, PO10 7DS

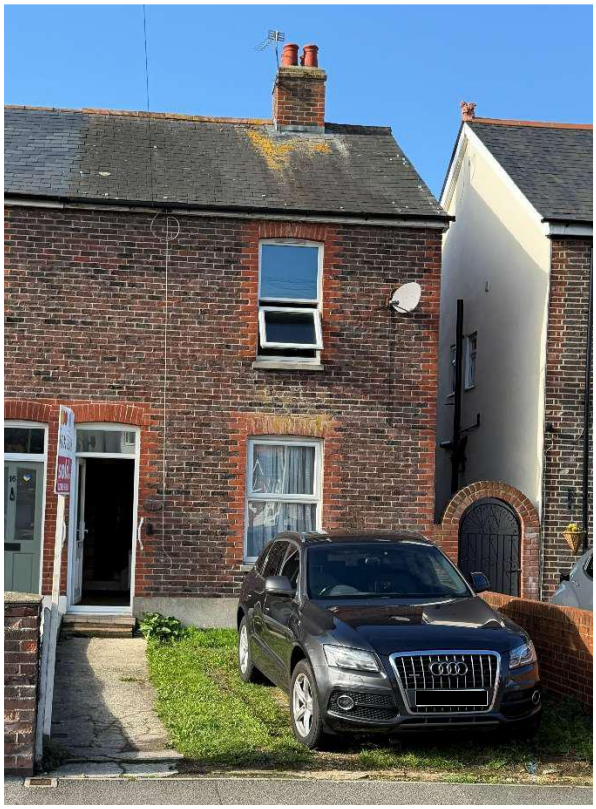

Photo 1: Front elevation of 18 Bridge Road

This scheme very nearly complies with permitted development rights, it is a single storey extension to the rear of the dwelling. Our extension Is just over the three metre permitted, hence the application.

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for works at 18 Bridge Road, Emsworth, PO10 7DS. The proposal comprises demolition of the existing rear extension, construction of a replacement single storey rear extension, internal alterations and refurbishment works, re-roofing, replacement windows and installation of a rooflight to the front roof slope.

2. Site Context

The application site is located within an established residential area of Emsworth. The property lies within Flood Zone 3. The proposal has therefore been designed with regard to national and local flood risk policy and incorporates flood resilience measures.

3. Planning Policy Context

The proposal has been prepared having regard to the National Planning Policy Framework and the Havant Borough Local Plan. The NPPF requires development in areas at risk of flooding to be safe for its lifetime, not increase flood risk elsewhere and, where possible, improve

resilience. The proposal is minor householder development and does not intensify the residential use of the site.

4. Design Principles

The proposal comprises a modest single storey rear extension replacing an existing extension together with alterations to the existing dwelling. The extension marginally exceeds the depth normally permitted under householder permitted development rights and is therefore submitted for planning permission.

5. Character and Appearance

The development is domestic in scale and appearance and will preserve the character of the host dwelling and surrounding residential area. Replacement windows, re-roofing works and a modest rooflight will enhance the appearance of the property.

6. Residential Amenity

Due to its modest scale and rear location, the proposal will not result in unacceptable overlooking, overshadowing or overbearing impacts on neighbouring occupiers.

7. Access

No changes are proposed to existing pedestrian or vehicular access arrangements. Existing parking and access arrangements will remain unchanged.

8. Conclusion

The proposal represents a modest and appropriate improvement to an existing dwelling. It will not intensify the use of the site, will improve flood resilience and accords with the objectives of the NPPF and Havant Borough planning policies. Planning permission is respectfully requested.



Photo 2: Rear of property, the white lean to, to the left of this photo is the element being replaced.



Photo 3: Side extension