PLANNING APPLICATION DESIGN AND ACCESS STATEMENT.

Use of the development and relevant planning considerations: -

The development is required to create a modest but comfortable family home by allowing the applicant to provide a second bedroom with en-suite, an additional sitting room and a family bathroom.

Site Analysis

The house is constructed from previously rendered brickwork with plain clay tiled roof. Although render has been removed, the applicant wishes to reinstate this feature. There is a brick corbel that runs across all elevations, with an additional dental corbel running across the front elevation.

The main house is two-storey with an attached single storey porch on the side elevation. The existing dwelling is compact made up of an entrance porch, a small kitchen and living room on the ground floor with one bedroom leading to the bathroom on the first floor.

Adjacent to the property is a disused outside WC and a dilapidated garage. It is proposed that these buildings are demolished to increase the parking and amenity space leading to the terrace garden.

Design concept and principles

This application is for the internal alterations of the existing building to form a downstairs bedroom and bathroom with a kitchen above and the erection of a two-storey extension to form a master bedroom and en-suite with additional sitting room above.

The roof of the proposed extension has been carefully designed. The new ridge height is lower than the existing ridge height, resulting in the new extension being subordinate in appearance.

Design Solutions

The design of this proposal as with all good architectural design has arisen out of meeting the functional needs and financial limits of the client, whilst at the same time ensuring that a 'well planned' development results. A fundamental element of the design was to transform a small Victorian dwelling into a family home - keeping the quaint character of the existing building, at the same time providing for the needs of a modern-day family.

Functional need

The internal alterations and extension create a modest family home with a bathroom, private bedrooms and kitchen facilities. A modest but comfortable family home will appeal to many families, which will benefit the surrounding area.

External appearance

The proposed extension has been designed to be sympathetic to the appearance of the original house. The proposed extension will be built from part red facing brickwork and part off-white textured render with matching corbel detail and clay plain roof tiles, to match the existing house in colour and texture.

Community Involvement

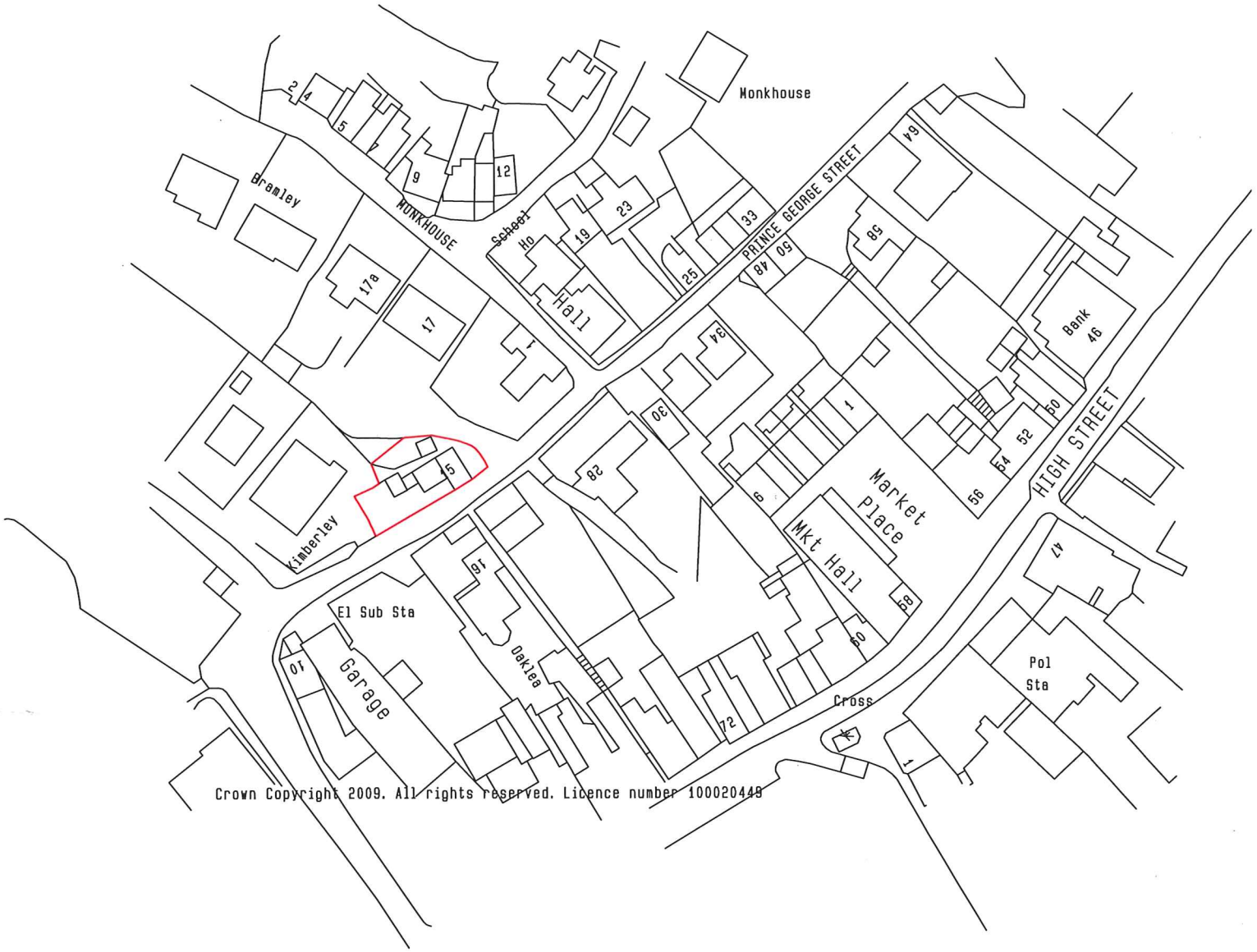
This is a relatively minor development and in order to control development costs there has been no formal attempt to engage with the community about this proposal. It is understood that neither planning law nor the Council's Statement of Community involvement (SCI) requires any such consultation.

The applicant is however prepared to meet and show around their premises any member of the public or elected member who wishes to understand more about this proposal.

Access

The site is in an existing established location with the local highway network providing good vehicular access to the property.

The building has been designed to comply with the building regulations and will accordingly meet all requirements with regard to disabled access.



09/00309/ FUL - 1 APR 2009 - SMD

Smytheman Architectural Services

Mrs J. Lumley

Proposed Extension and Alterations at 15 Prince George Street, Cheadle, Staffs.

LOCATION PLAN @ 1 : 1250

DRAWING No 2609-03

12 High Street
Tean, Stoke-on-Trent
Staffs ST10 4DZ
telephone 01538 722097
facsimile 01538 722185
email mail@smytheman.co.uk