

South Hillswood Farm
Merebrook
Leek
Staffordshire
ST13 8SH

Supporting Statement

For Mr & Mrs Clegg

By: SlaterWilde Ltd

Dec 2015

SW083/008

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SITE AND CONTEXT

The site consists of a semidetached house 2 storey in height, stone built, 3 bedroomed family dwelling. It has a very secluded position and is accessed via a long private highway which leads off Merebrook Road.

The house is located in a special landscaped area as designated within Staffordshire Moorlands Local Plan.

The immediate context the adjoining property is of similar type.



Fig.1 Ariel View of Application Site



Fig.2 Existing South Elevation

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Fig.3 from the South Facing NorthEast from the properties access road and turning head. Ground Storey of property not visible from access drive due to hedgerow defining domestic curtilage



Fig.4 from the South facing North from properties access road and turning head



**Fig.5 South Elevation indicating existing conservatory. Conservatory does not provide all year round space or enough of a connection to the external garden
Materials: UPVC with stone plinth**



**Fig.6 Existing conservatory facing East toward properties extended boundaries
Property extends/ continues past physical boundary line and forms part of adjacent neighbours garden wall.**



Fig.7 South Elevation indicating low roofline and low upper storey fenestration. Areas to be addressed within any new scheme.

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PRE-APPLICATION ADVICE

Pre application discussions were held with Mr Chris Thorpe (Planning officer) on numerous occasions between the initial permitted development application to the submission of this application.

- CGT/HNT/2015/0020 permitted development - submitted 04.06.15
Mr Thorpe didn't agree with Slaterwilde's assessment of what constituted the principal elevation and advised a full planning application was required. Requested a pre application to discuss the principles of design etc.
- PAD/2015/0058 – Pre application Submitted 31.07.15

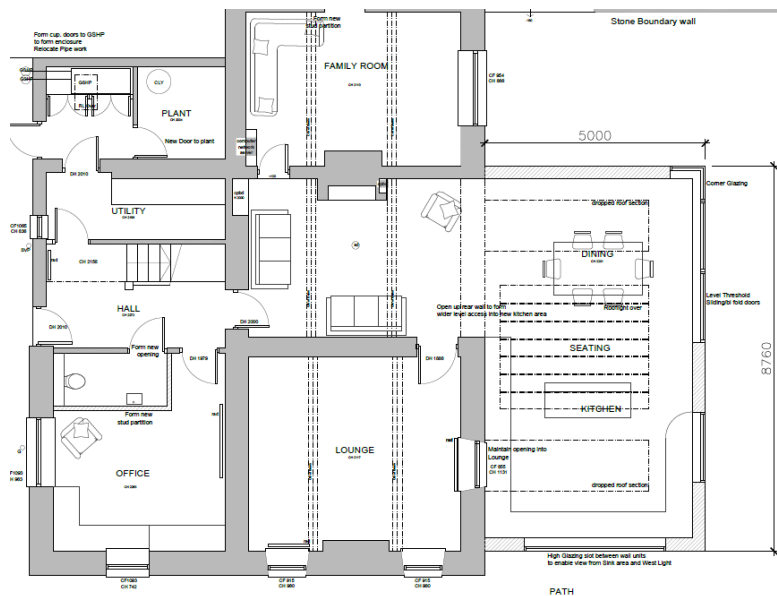


Fig.8 Pre application Scheme – 8.7m in width larger in width than the existing conservatory



Fig.9 Pre application Scheme – Lean to roof back to Southern elevation roof had to articulate to avoid conflict with upper floor fenestration

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Mr Thorpes main reservation was the extension to the South principle elevation, however as there is an existing conservatory given permission in 2004, (SMD/2004/0276) Mr Thorpe highlighted that precedent had been set and a revised conservatory in principle would be acceptable.

He expressed he was open to an extension to this elevation which would be modern in design but would need to be in keeping with the materials of the existing property.

- Further response to revised scheme 17.11.15

Mr Thorpe felt the scheme too big and didn't address the existing elevation enough. Discussed a compromise scheme which made the scheme smaller and requested we review the roof to address the windows on the upper floor.

LAYOUT, SCALE AND APPEARANCE

The applicant requested an extension to provide a kitchen / family space linked to the garden of the property to fit with modern aspects of living with a young family. The applicant's use of the existing conservatory is limited due to the extremes in temperature and the lack of connection with the internal spaces of the property. So the demolition of the existing conservatory is proposed to allow the erection of an extension.

The proposal set out within the submitted dwgs is for a single storey pitched roof extension with stone flanking walls to provide a relocated kitchen and extended family room to the existing dwelling/house. The extension measures 6.2m long x 5.0m wide with an eaves height of 2.2m and a ridge at 3.3m. Refer to the submitted drawings SW083- 001 , 002, 003, 004, 005 and 006.

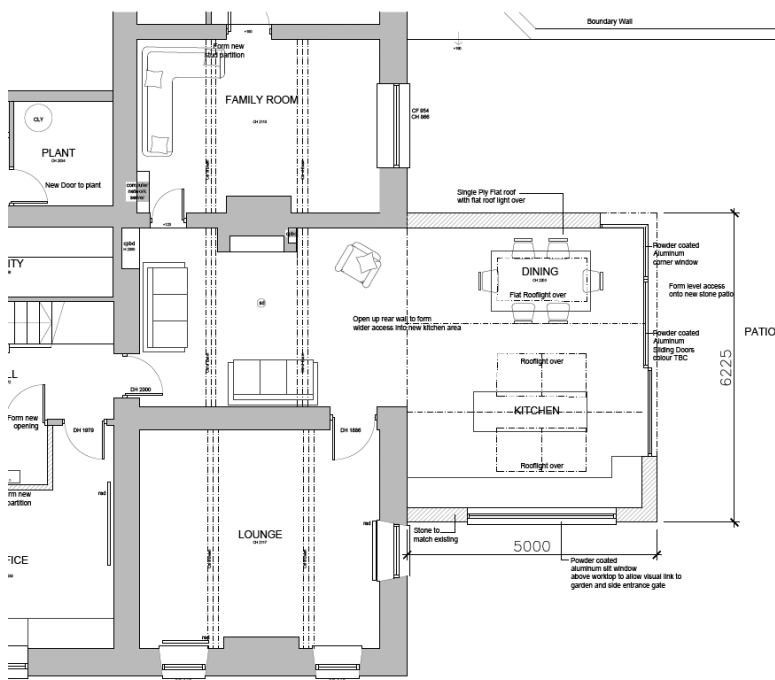


Fig.10 Revised Scheme – 6.2m in width addresses footprint of existing conservatory and respects existing building

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The proposal is simple and reflects the existing conservatory's footprint and entails the opening up of the South elevational wall to form an open kitchen, seating, dining space linked to the garden with large glazed doors. To the West and East elevations we have proposed stone flanking walls to match the existing building with a horizontal glazed opening to the West to allow evening light to penetrate the space and allow a visual connection to the access path for the occupant.



Fig.11 Revised Scheme – Utilises pitch roof, eaves and ridge heights of the existing conservatory to avoid the upper floor fenestration and with the reduced width allows a larger proportion of the existing elevation to be visible.

Due to the existing buildings constraints, various alternatives for the roof have been considered, the proposal however reflects the existing conservatory's roofline pitching back to the existing elevation and avoiding the low fenestration at 1st floor level. To the East a low small section of flat roof is proposed to extend over the proposed dining area. By providing this small area of flat roof it enables the extension to address the existing elevation and allows a larger proportion of the existing elevation to still be visible.

The proposal involves not only the extension as detailed above but also undertakes a small amount of internal work. Work will involve as per the enclosed drawings, but briefly comprises of; opening up the existing south wall, cosmetic alteration and new internal services.

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The extension will utilize natural materials which are sympathetic to the areas character and match those of the existing building to ensure the development maintains its existing language and that of its context.

Stone and mortar will match existing in size, coursing and colour.

The roof will be slate to match the existing

The windows will be powder coated aluminum to help with maintenance but also help to improve the visual standards of the existing elevational treatment.

LANDSCAPING AND ACCESS

It is proposed to retain by and large the landscaping as is. A small area will be lost to the new extension. Highways, access and parking will not be affected and will be maintained as existing. Access into and within the property will be as existing and will not be effected by the work carried out.

CLIMATE CHANGE

All the new aspects of the building envelope are to be constructed to obtain minimum values as required by the Approved Documents Building Regulations. Local craftsman and materials will be used in order to minimize the carbon footprint of the works and all waste materials will be recycled.

CONCLUSION

We believe the proposals put forward not only address the planning officers concerns but also address Staffordshire Moorlands core strategy plan and the Supplementary Planning document on Design principles by:

- Reducing the overall length of the extension to allow the elevational treatment to be visually seen and making the extension subordinate to the existing building
- Proposing a roofline that addresses the upper floor windows and maintains the pitch as previously utilized by the existing conservatory
- Reducing the height of the extension to minimize the impact on the elevational treatment respecting the height and proportion of the existing.
- Utilizing materials to match the existing architectural style of not only the dwelling but that of its local context.
- Set back the extension from the more visual West elevation to avoid direct relationship to existing main house and visual impact on the surrounding area.
- Proposed a simple design that is evident it is an extension to the existing building

The proposals put forward have been carefully considered to provide and maximize the potential of the property for the family. We feel the scale, design and location of the proposal does not affect the amenity of the adjacent occupier or the character and the appearance of the Special Landscaped Area and therefore accords with the local planning Policies.