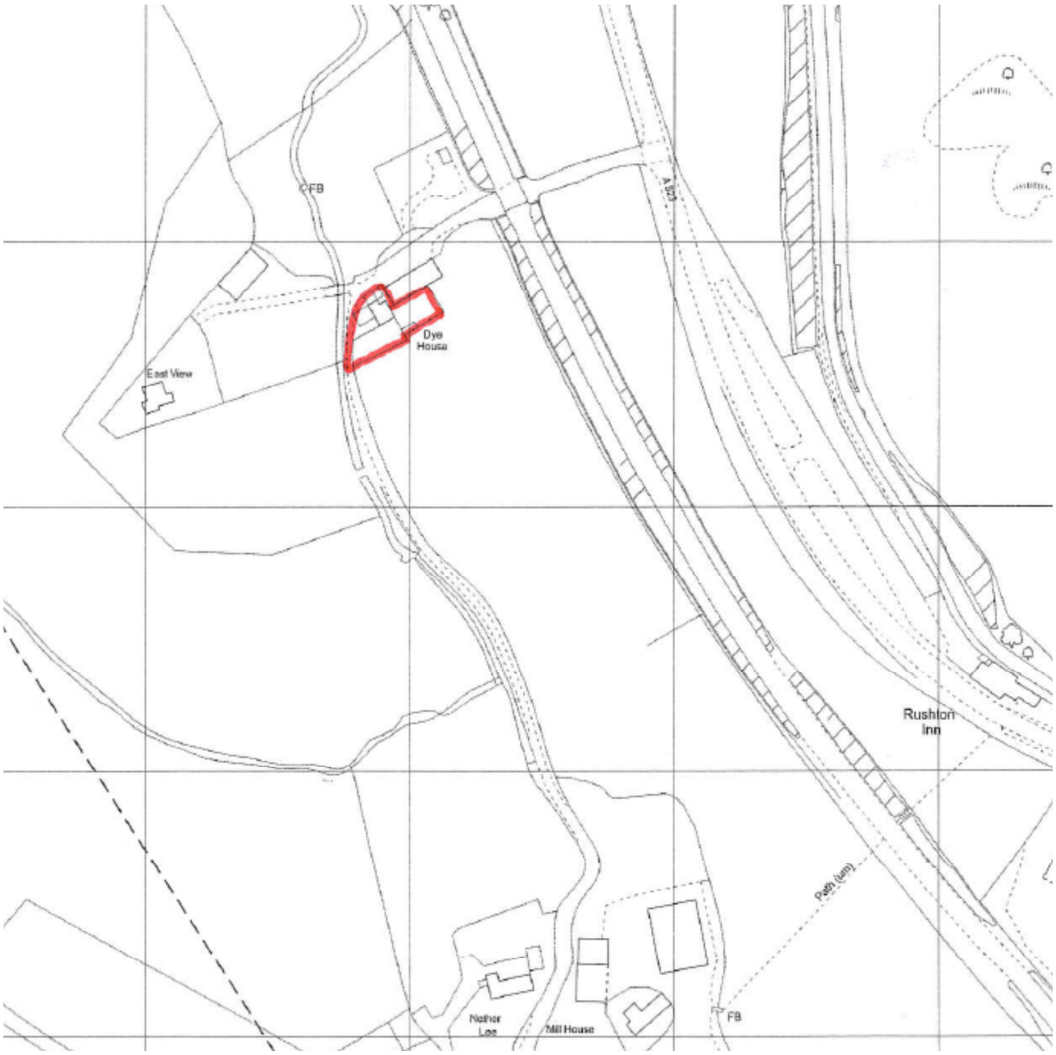
3881 The Dye House

Design and Access Statement

This report has been prepared in support of a householder planning application for alterations and extensions at The Dye House, Station Lane, Rushton Spencer SK11 0RS.

Location

The site is in Rushton Spencer, in a rural area within green belt.



Site Location

Site - Context

The site sits between a railway embankment and a brook, a feeder to Rudyard Lake. It is in close proximity to the A523.

The site is not in a conservation area and there are no tree preservation orders imposed on the site.



Front Elevation



Side Elevation

Existing Buildings

The existing buildings on the site comprise a three storey house constructed in stone, with attached garage and store room. The house has not been extended since the late nineteenth/early twentieth century.

The house has one large bedroom on the first floor and two bedrooms on the second floor. There is only one internal WC, within the bathroom at first floor level. The accommodation within the house needs updating.



There is space at the side of the house.



There is little space at the rear of the house.

The house was rented by Mr Harlow from 1959 until his death in April 2010. Mr Harlow did not grant access to the landlord during his 51 year tenancy and undertook the maintenance of the house himself. As he became elderly and increasingly frail, active maintenance ceased. The tenancy was continued through during the granting of probate until full and final settlement in June 2011.

Before the tenancy was terminated in 2011, work had begun on a scheme for the house and a pre-application consultation was submitted to the planning department.

Council Tax Exemption, granted following the death of Mr Harlow, was lifted in 2013 and Council Tax was deemed payable from 1 April 2013. The owners of the Dye House have paid Council Tax since 1 April 2013 to date.

Further details are available on request.

Planning Policy Context

The site is within the village of Rushton Spencer but is outside the village development boundary, which is focussed around Sugar Street, therefore policy *SS6c Other Rural Areas* applies.

Policy R2 allows:
"Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area."

Design Process - Proposals

Proposals

The proposals comprise a two storey side extension to accommodate an additional room on each floor and the addition of an upper storey over a single storey outrigger.

The proposals include the removal of an existing lean-to roof from the front outrigger and front porch to allow the opening of pre-existing windows. This reinstatement of the original window openings on the front elevation will recapture the character of the original dwelling.

The location of the proposed extension is the most appropriate for the existing house, taking into account the areas of the site which are available for building.

Amount of Development

The amount of development is modest and appropriate to the size of the existing house.

Layout

The layout is defined by the existing buildings and the constraints of the site; additional volume has been added over existing footprint where possible.

Scale

The proposed extension is appropriate to the scale and character of the existing building.

Landscaping

The raised side garden will be lowered to create a level garden area at ground floor level.

Appearance

The proposed extension will be constructed in materials that will match the existing house. Traditional construction details use will be employed, the extension, with the associated alterations including the reinstatement of the original openings, should enhance the appearance of the existing building.

Use

No change of use is proposed.

Impact on Green Belt

The proposed extension is modest and appropriate to the size of the existing house.

Access

Existing Access

There is a short run up adjacent to an attached garage.

Proposed Access

No amendments to the existing access arrangements are proposed.

The proposals comply with requirements set out in Part M of the building regulations.

Supporting Information

Trees

There are no trees within the proposed development area.

Flood Risk

The house and the proposed extensions are outside Flood zones 2 and 3 which relate to the brook.

Consultation

Local Planning Authority

In June 2016 a householder application for two storey front extensions was submitted to the local authority. The case officer noted concerns with regard to the location and size of the proposed front extension and its impact on the character of the existing dwelling.

The proposals have been redesigned in light of the case officer's comments; the scale and position of the extension has been designed to reinstate and enhance the character of the existing Dwelling.

Consultation with Neighbours

There are no immediate neighbours either side of the property.