Proposed First Floor Extension over Existing Attached Flat Roofed Garage

At 8 Ashcombe Way Leek Staffordshire ST13 5SD for Mr and Mrs G Bode

Supporting Information and Design / Access Statement

Description of Proposal -

The proposal entails the construction of an extension over the existing single storey flat roofed garage attached to the existing dwelling, to create an additional bedroom. The intention is to run the proposed front elevation in line with the existing front elevation leaving a small projection of approximately 1metre of flat roof over the existing garage, as this also forms part of the canopy over the front entrance door. The extension would then cover the remaining footprint of the garage providing a relatively modest increase in floor area to the dwelling of approximately 20sq metres. The proposal maintains vertically the existing 920mm distance from the face of the garage to the existing boundary line with the adjacent property.

Planning Policy –

The application site is not located in a conservation area nor is it located in the green belt or special landscape area. The building itself is not a listed building. The site is located within the development boundary and comprises of a detached property with an attached garage. It is considered that proposals will not harm the appearance of the dwelling or the street scene that if forms part. The first floor side extension is subordinate in appearance when compared to the main dwelling and the side space to the neighbouring property is maintained. It is considered the proposal does not create any adverse issues to any neighbouring occupiers
either side of the property, as there will be no adverse impacts on privacy or habitable room windows.

Design Issues –

The design of the proposal is relatively simple, effectively following the footprint of the existing single storey attached garage. The only issue necessitating further consideration is the design of the roof over the proposal. As the length of the garage is larger than the width of the frontage of the existing dwelling and it having a reasonably low existing roof pitch, it has required the use of a duo-pitched roof with a central valley over the proposal. This has ensured that the height of the new roof construction does not encroach higher

than the existing ridge height. This design replicates similar designs on proposals already constructed on the estate.

Materials for the proposal will match the existing as closely as possible, with red brickwork external walls, single laps interlocking tiles and Upvc windows.

Access –

Access arrangements for and about the dwelling is not affected by the proposal.

Conclusion –

The proposal is a modest addition the existing dwelling and follows the principle of other already approved proposals on the estate.
It is considered there will be no impact on the visual and residential amenities of the area and so complies with the relevant policies of the Core Strategy and guidance contained within the National Planning Policy Framework.