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Design and access statement

REVISED PLANNING APPLICATION FOR AN EXTENSION TO THE REAR AND INTERNAL ALTERATIONS TO 46 BIRCHTREE DRIVE, CHEDDLETON, ST13 7FE



Photo courtesy of google earth

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Design and Access Statement

REVISED PLANNING APPLICATION FOR AN EXTENSION TO THE REAR AND INTERNAL ALTERATIONS TO 46 BIRCHTREE DRIVE, CHEDDLETON, ST13 7FE

Introduction/Context

This statement is produced to support an application to build a two storey extension to the rear of 46 Birchtree Drive, Cheddleton, ST13 7FE. This also includes interior alterations to the existing building.
The extension will be built to match the existing house appearance and housing appearances in the local area.

Proposal

The proposal consists the removal of a conservatory to make way for a two storey extension to the rear of the property, however the majority of the proposal is single storey. All exterior walls are to be built using a buff multi brick to match the existing building.

The ground floor proposal is to remove an existing conservatory to make way for an open plan kitchen / dining room. This conservatory is highly glazed and has a perspex roof which results in the houses thermal efficiency being hindered because of this. E.g. there is an overheating issue in the summer and the space is difficult to heat in the winter.
The existing kitchen space is to be split into a snug, a utility and a toilet. The proposed dining room is to have glazed double doors opening out into the garden. These will provide natural light to the dining area. A single door is to be provided on the same elevation for more general and frequent access to the garden.

An existing first floor bedroom is to be enlarged with an extension over the proposed dining room to provide space for an En-suite in this specific bedroom. The existing master bedroom and the shower room is to be internally altered into 2 bedrooms to change the property from a three bed to a four.

Use/Amount

The existing garden curtilage to the rear of the property belonging to 46 Birchtree Drive, is approximately 123.3m^2. Whereas the rear garden curtilage belonging to 46 Birchtree drive following the proposed extension would be approximately 108.7m^2.

The figures below show the approximate building footprints before and after the proposed extension.

Existing ground floor footprint (m^2) = 61.7

Existing First floor footprint (m^2) = 32.7 Total floor area of existing = 94.4 m^2

The existing building is to lose a conservatory of approximately 15.5m^2; making the buildings ground floor footprint 46.2m^2.

Proposed ground floor footprint (m^2) = 73.7 (Ground floor extension = 27.5m^2)

Proposed First floor footprint (m^2) = 40.0 (First floor extension = 7.3m^2)

New total floor area = 113.7 m^2

The area calculations above show the overall building floor area to increase by 19.3m^2.

As for volume, the existing habitable overall building footprint has an approximate cubic volume of 226.5m^3. Whereas, the volume of the building with the proposed extension is approximately 272.9m^3.

This results in an approximate total volume increase of 46.4 cubic metres.

Layout

The proposed ground floor layout consists of an open plan kitchen and dining room taking up the entire extension to the rear. For this open space, there will be 3No. windows, a door and glazed French doors. This allows natural light to flood into the area. The proposed doors also allow easy access to the rear garden. There is a central corridor to be formed where the existing ground floor W/C is currently located. This opens up the floor plan and allows rooms such as the snug and lounge to be reclusive.
The proposed first floor layout has been designed to allow another comfortably sized bedroom into the property. Having said this, although the external aesthetics of the building only change on the rear façade, it has been possible to allow for at least one window into each bedroom to provide natural lighting.

When addressing the issue of 'Space About Dwellings', the proposed kitchen window does breach the standards of a 6 metre limit to any boundary or solid obstruction (Approximately 4250mm to boundary). Having said this, there are little to no privacy issues that come with that specific window. This window would mainly be used for light and a view to the garden as this space would purely be used as a kitchen area; mainly used for washing dishes and preparing food. To back this point, the proposed kitchen holds two other windows, two roof lights and French doors for natural light.

Scale

The ground floor proposed extension is technically within permitted development with neighbourhood consultation. The proposed dining room almost identically has the same floor area as the existing conservatory that the new dining area is replacing.

It is believed the proposed extension to 46 Birchtree Drive is very similar in shape and scale to the neighbouring properties rear extension; '26 Birchtree Drive'. On this topic, when studying local ordnance survey maps, 26 Birchtree seems to have a very similar garden size. Not only this, but the first floor extension to this neighbouring property has two transparent windows, one of which, facing the adjacent property at the end of their garden (shown below). This facing first floor window for 26 Birchtree Drive is approximately 8300mm from the facing property, known as '24 Birchtree Drive'. Having said this, the proposal for 46 Birchtree Drive only has one first floor window facing another property and it is obscure. The approximate distance between this obscure window and the opposing property (48 Birchtree Drive) is 6900mm.

The extension to 26 Birchtree Drive is shown below, courtesy of Google Maps – Street View.



Appearance

The proposed extension shall be built with materials to match the existing and surrounding properties. The exterior will be buff multi brick, laid stretcher bond to match the existing external walls. Each proposed window is to have a stone cill and head to match the existing stone work. Windows are to be white uPVC framed double glazed windows. French doors to be white uPVC double glazed doors. The proposed roof to the

extension is to use slate tiles to match the existing. Two Velux GGL CK01 centre pivot rooflights 698 X 550mm are to be supplied on the South East gable roof to provide natural light to the proposed kitchen.

Landscaping

The land around the proposed extension will remain as existing with grass and surrounding brick boundary walls with decorative fencing. However, before the extension is built, the existing stone patio area will need to be removed. The proposed French doors and the single door to the rear are planned to open onto a new / amended patio area.

Access

Besides the proposed doors to the rear elevation, all access to the building and garden areas stay the same. The existing curtilage paths to each side of the building (to access the back garden) will stay the same.