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Planning, Design and Access Statement

Case Study : Proposed Conversion of Single dwelling to Two Separate Dwellings

Address: Tall Pines, Birchall Lane, Birchall, Leek, Staffs. ST13 5RA

Introduction

The planning application is for the conversion of an existing large detached dwelling to two separate dwellings.

This proposal is driven by the needs of the existing owners to downsize to a single level accessible premises to accommodate deteriorating mobility issues.

Details of the proposal are set out below:-

Site and Area Assessment

The existing building is an individually designed two storey split level dwelling fronting on to Birchall Lane.

The property is located within a long established residential area comprising individual designed dwellings on the outskirts of Leek Town Centre.

The site is well situated with access to public transport routes and the introduction of an additional residential unit would be easily sustainable.

Layout and Amenity

See current drawings ref TP1b and TP2a attached to the planning application.

The separate dwellings will each have approximately 150m2 of floor space.

Internal floor layouts for each unit are annotated on the proposed layout plan ref: TP1b.

Each dwelling will offer comfortable living space and both internal and external amenity.

The site is adequately drained with foul water connected to a working septic tank system and rainwater to garden soak away.

There will be ample space for vehicle parking and separate refuse and recyclable storage.

Design and Appearance

The proposal will maximize the available floor space and make no physical impact on the existing structure or external appearance. Existing window and door openings will be retained and frames replaced as necessary for repair and maintenance and regulatory requirements.
The proposed extensions planned to the existing single storey footprint will be in keeping with the general style of the overall building and constructed in approved materials to match the existing.

Accessibility

The existing vehicle access from Birchall Lane will be retained and a new access will be formed to the split dwelling as indicated on the 1:500 scale site layout plan.

Conclusion

After failing to secure a suitable accessible property within the locality; the applicants feel that their own property now lends itself to a more viable conversion to separate sustainable residential use. The proposed development will have no detrimental effect on local amenity and will retain the overall features of the dwelling on this site.

03/09/2017