Planning Services Ltd

Directors: A W Newby B.Sc DMS

Registered in England N* 2458413

Townend
Waterfall
Waterhouses
Staffs ST10 3HZ
Tel (01538) 308043
web: www.pmeplanning.co.uk
email: enquiries@pmeplanning.co.uk

# Design & Access Statement
# Construction of Single Storey Rear Extension
# 114 Leek Road Cheadle, PP-06944827

## 1. Site & Applicant Details:

Mr & Mrs A Maxfield,
Leek Road,
Cheadle,
Staffordshire, ST10 1JL.

OS Grid Ref SK 006 343
Easting 400687
Northing 343923




114 Leek Road

## 3. Application Summary

3.1 This application seeks planning consent to construct a single storey rear extension.

Planning History

3.2 The site has no recent planning history. A small side and rear extension was built circa 2001 under permitted development rights.

## 4. Description of existing building & the street scene

4.1 No 114 lies at the north side of Leek Road about 110m to the west of the junction with Highfield Avenue.

4.2 It is post-war brick and tile hipped roof semi-detached dwelling with a bay window at the front and a small wrap around lean-to at the side and rear.

4.3 The rear part of the wrap around lean-to extends about a foot further out than at the side. The pitch on the roof at the rear is therefore too shallow and to make the tile coursing at the rear match up around the hips, the battens have been spaced further apart and the head-lap overly reduced. With a shallow hip on the eastern side and a plain verge on the other, the asymmetry when viewed from the rear is rather awkward.

4.4 The site area measures 311 square meters or thereabouts. The plot is narrow but fairly deep with generous gardens front and back.

4.5 The walls are red brick with blue engineering bricks below the level of the damp proof course and a brick band at half height. The upper elevations have a render-dash coating which is painted off-white.

4.6 The roof is clad in blue clay tiles with brown fascia and soffit.

4.7 Windows and doors are brown uPVC.

4.8 Rainwater goods comprise brown square section gutters and downpipes.

4.9 Soil & vent pipes are brown.

4.10 Vehicle parking and turning areas are surfaced with dark grey block paving.

4.11 The site is bounded by a privet hedging at the front and wooden fencing at the rear.

4.12 External lighting is limited to a PIR carriage lamp by the front door.

4.13 An area at the rear has been set aside for refuse and waste recycling bins

Please refer to the accompanying 1:50 Existing Plans & Elevations and the 1:200 Existing Block Plan for further details.

## 5. Description of proposed development

5.1 The proposal is for a rear extension.

5.2 The proposed extension is 3.5m deep, measured from the original rear elevation. This exceeds the 3m limit for a semi detached dwelling, set out in Schedule 2, Part1, Class A, paragraph f the Town and Country Planning (General Permitted Development Order) 2015, as amended. In other respects, the proposal is permitted and under paragraph g, until the 30th May 2019 the applicant could apply for a determination under the rules for larger extensions.

5.3 However, developments carried out under prior approval must be completed by 30th May 2019 and since it is not certain that the works will be completed within this period, planning approval is sought.

5.4 Clearly, a lean-to roof on the rear part of the extension would require a very shallow pitch which would exacerbate the problems referred to in paragraph 4.3.

5.5 The 30° roof pitch at the side will be carried around the rear by means of a ridge and valley with a terminal hip at the western side. This provides symmetry at side and the rear.

5.6 The extension will increase the floor area of the dwelling by 15 sq. m, an increase of about 17%*

* RICS methodology which assesses the total floor area within the inside faces of the external/party walls.

5.7 The walls of the extension will be constructed using red brick to match the existing extension.

5.9 The roof will be clad in Staffordshire blue clay tiles with a brown fascia and soffit to match the host building.

5.10 Windows will be brown uPVC to match the existing building.

5.11 The bifold doors will be brown uPVC to match the existing french doors.

5.12 Rainwater goods will comprise brown square section gutters and downpipes as existing.

5.13 No additional soil pipes are required.

5.14 Boundary treatments will remain as existing.

5.15 Parking arrangements will remain as existing.

5.16 External lighting will remain as existing.

5.17 Arrangements for storage of domestic refuse and waste recycling bins will remain as existing.

Please refer to the accompanying 1:50 Proposed Plans & Elevations and 1:200 Proposed Block Plan for further details.

## 6. Sustainable Construction

6.1 The extension should be constructed to the standards for new thermal elements set out in Table 2 of building regulations L1B.

6.2 Windows and doors are controlled fittings and must have an energy rating of Band C or better, else have a minimum U value of 1.6W/m^2K for windows and 1.8W/m^2K for doors.

## 7. Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

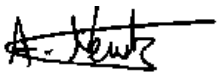
7.1 The nearest dwellings are No's 112 to the east and 116 to the west.

7.3 There is a two storey, flat roofed extension at the side and rear of No 112. However the side of this is solid so there will be no adverse impact on the neighbour's privacy. The proposed extension at No 114 does not extend any further than the rear building line at No 112, so there will be no loss of light.

7.3 There is a lean-to porch at the rear of No 116. The proposed extension has been set back from the boundary with No 116 so a 45° ray drawn from the centre-line of the window in the rear of the porch passes clear of the proposed extension. The proposal will not therefore result in loss of light at No 116. There is an obscure window in the side of the porch. However a 25° vertical ray drawn from the centre-line of the side window intersects the 1.8m high wooden boundary fencing rather than the proposed extension. The amenity fencing together with the hipped roof design should not result in loss of light at No 116.

7.4 The extension cannot be seen from the road and will not therefore affect the street scene.

7.5 The design, scale, and materials are considered to be sympathetic to the parent building and will not have an adverse impact on neighbour amenity. The development is therefore considered to meet the particular requirements of policies SS1, DC1 and DC2 of the Core Strategy and policies in the National Planning Policy Framework (NPPF) including paragraph 7, requiring good design.



A W Newby, B.Sc (Eng). DMS.
PME Planning Services
Thursday, 3 May 2018