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Design & Access Statement
Construction of Garden Room - Resubmission
Garden Cottage, Ipstones, PP-07129135

1. Site & Applicant Details:

Mr & Mrs A Simpson,
Garden Cottage,
School Green,
Ipstones,
Staffordshire, ST10 2LX.

OS Grid Ref SK 021 499
Easting 402131
Northing 349931



Garden Cottage

3. Application Summary

3.1 This application seeks planning consent to construct a garden room at the front of the property.

Planning History

3.2 An extension was built at the rear of the property, circa 2003, - ref SMD/ 2003/1213.

3.3 The application is a resubmission of SMD/2018/0111, refused by the planning committee on 11/05/2018. The plans accompanying the previous application showed a roof clad in blue clay tiles. A ridge and valley with matching blue clay tiles was proposed since it could be accommodated below the level of the stone string course.

3.4 The consensus was that the ridge and valley was harmful to the character of the dwelling and the wider street scene. Members expressed the view that a better design was achievable and that they wished to see the proposal resubmitted.

3.5 Further discussions were held with officers and it was agreed that a simple lean-to with a slate roof would be supported. The amended plans have been developed in consultation with the authority's conservation officer.

4. Description of existing building & the street scene

4.1 Garden Cottage lies at the north side of School Green sandwiched between Dumblehump to the west and Number's 1,2,3 School Green to the east.

4.2 The garden lies at the front of the building and includes a stone flagged patio and a raised lawn. There is a small courtyard at the back.

4.3 The site area is 271 square meters.

4.4 The property lies within the Ipstones Conservation Area. It is not listed and is not identified in the adopted conservation area appraisal as a key non-listed building.

4.5 The building appears to have been constructed in several phases and the principal elevation shows three distinct sections. The part adjoining Dumblehump appears to a modest Georgian brick and tile cottage, possibly with a single storey offshut at the rear. Here, the brickwork is laid in flemish bond and is similar in appearance to other period houses with the village. The building has been extended - or a second cottage built on the eastern side as evidenced by a change in the brick bonding pattern in the middle section and the articulated roof on the right hand section.

4.6 There is a small stone and tile porch on the front.

4.7 The relationship between Garden Cottage and it's neighbours is complex, the buildings are crowded together suggesting unplanned squatter development on former waste ground.

4.8 The building is shown on the 1st epoch 1 to 6 inch ordnance survey map published in 1880. This shows the plan form as it existed until the construction of the rear extension in 2003.

4.9 The walls at the front of the building are brick laid in various bonding styles. There is a stone plinth at the base and a stone band below the first floor windows. The openings have stone head, cills and jambs. The right hand edge of the middle section has moulded ashlar quoins. The walls at the rear are a combination of red gritstone and render.

4.10 The roof is clad in blue clay tiles with a plain eaves and verge.

4.11 Windows and doors are white uPVC.

4.12 Rainwater goods comprise black half round gutters with round downpipes.

4.13 Soil & vent pipes black and are hidden away at the rear of the building.

4.14 There is no off-street parking. Residents use the shared parking area just to the south.

4.15 The site is bounded by a combination of drystone walls and adjoining buildings.

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

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 garden room at the front of the property. Improvements in fenestration are also proposed.

5.2 The porch will be removed and the stone band repaired.

5.3 The garden room will increase the floor area of the dwelling by 12 sq. m. An increase of about 8%*

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

5.4 The walls of the garden room will be constructed using reclaimed red brick above a gritstone plinth, laid in flemish bond to match the host building.

5.5 The roof will be clad in natural slate.

5.7 The garden room windows will be detailed to match the host building with stone heads, cills, jambs and mullions. These will be fitted with high quality flush uVPC casements - using Bison™ frames. These will be cream in colour. The roof of the garden room will be fitted with a a pair of Velux CK04 conservation roof lights.

5.8 The white uPVC windows will also be replaced. At the front, Bison Genesis VS™ sash windows will be fitted - likewise in cream. The white uPVC windows at the side and rear will be replaced with with Bison™ casements.

5.9 The french doors will be cream uPVC.

5.10 Rainwater goods will comprise black gutters and downpipes as existing.

5.11 No additional sold pipes are required.

5.12 Boundary treatments will remain as existing.

5.13 Parking arrangements will remain as existing.

5.14 External lighting will be limited to a single fitting mounted above the door. The fitting will be operated by infra-red PIR sensor and will be designed and mounted so that it does not cast light upwards. The luminous intensity of the fittings shall be limited to 800 Lumens.*

* Note: 800 lumens corresponds to about 60W for an incandescent bulb. 60W incandescent bulbs are restricted from sale, so the 'bulb' will need to a CFL or LED replacement with equivalent light output.

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.

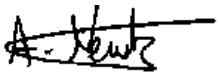
7. Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

7.1 The nearest dwellings to the south of Garden Cottage are The Old Post Office and The Old School House. The only window at the rear of The Old Post Office House is an obscure bathroom window at a range of 24m. The window interfacing distance between the proposed garden room and the bedrooms at the rear of The Old School House is 32m at the closest point. This exceeds the standards set out in the adopted spg on space about dwellings.

7.3 There is a small side window on the east elevation of Dumblehump. This is not a principal window and the side of the garden room will be solid so there will be no adverse impact on the neighbour’s privacy.

7.3 A 45° ray drawn from the centre-line of this window passes clear of the extension so the proposal will not result in loss of light at Dumblehump. The neighbour has been consulted and has no objections to the proposal.

7.5 The design, scale, and materials are considered to be sympathetic to the parent building and the wider street scene 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.



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