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Design & Access Statement

PLANNING APPLICATION FOR ALTERATIONS AND EXTENSIONS AT 3 POST LANE, ENDON, ST9 9DT



Photo courtesy of Google Maps

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PLANNING APPLICATION FOR ALTERATIONS AND EXTENSIONS AT 3 POST LANE, ENDON, ST9 9DT

Introduction/Context

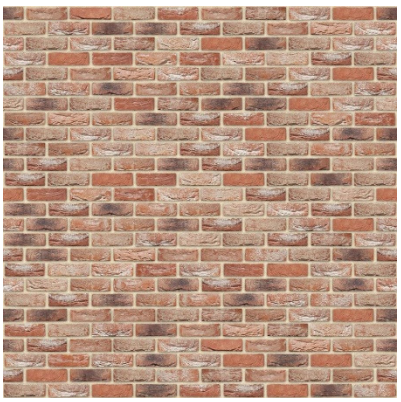


This statement is produced to support a planning application to build a series of extensions at 3 Post Lane which in planning terms cannot be identified as an extension, but a replacement dwelling due to the extensive change in appearance of the dwelling. The extensions have not been designed to appear subordinate to the existing dwelling, but have been incorporated into the re-design of the entire property which goes against the planning authority's guidelines for an extension, hence why a full application has been submitted for a replacement dwelling. The work shall take place as an extension and all the existing structures, excluding the single storey side flat-roof extension, will be retained.

The dwelling shown to the South of 3 Post Lane on the map is no longer existing and two new dwellings are being constructed at present on this plot of land. The outline of these two dwellings are shown on our site plan PL01B based on documents submitted for application SMDC/2019/0092.

Proposal

The proposal is to replace an existing single storey, flat-roof extension to the side of the property with a new two-storey extension and extend the North corner of the dwelling to replace an existing conservatory-style, flat roofed room and square off the building with another two-storey extension. This will remove the less attractive flat-roof additions to dwelling and allow for a new kitchen, but also provide further bedroom and bathroom space on the first floor which is required by the applicants. The existing bay windows and lean-to roof over-hang at the front of the property are also being built out to enhance the centralised aesthetics of the front elevation and create a more functional entrance hallway.



The existing dwelling is a rendered property, but it is proposed that the entire dwelling will have a new brick skin added to the exterior with a new 100mm cavity to increase the thermal efficient of the property. The existing dwelling has cold and damp patches on the walls which is caused by suspected cold bridges through the cavity, so this situation will be remedied by this new outer layer. All window and door units will be replaced to further increase the efficiency and give continuous aesthetics throughout. The windows will benefit from a new sandstone cill and brick coursed head. The proposed brick will be a Hoskins Brick Flemish Antique and the window units will be white double-glazed uPVC units.

Layout

The ground floor layout remains mostly the same, with the lounge and dining room becoming larger at the front, a new larger kitchen in the main side extension and a new utility and rear access at the back of the property. Some other minor internal alterations have been made to accommodate these changes.

The first floor will now benefit from two additional bedrooms and which are access through what was the one existing bathroom for the property, and these two will have a shared en-suite with an obscure glazed side facing window. The rear extension to the dwelling will allow for a larger family bathroom to be incorporated into the existing shower room and provide a separate en-suite for the master bedroom.

The layout on site means that no privacy issues are incurred. The only side facing window along the South elevation is an obscure glazed bathroom window on the first floor and the immediate new dwelling has no side facing windows into a habitable room, only a landing/staircase. The North boundary to 4 Post Lane is tree-lined and fenced.

Use and Amount

The use is unchanged, but the footprint of the existing dwelling is increasing from 80m^2 to 121.6m^2.

Scale

The scale of the proposal is not over dominant on the site and does not take up any garden space as the extensions are effectively infilling corners of the existing dwelling or replacing parts of the existing footprint of the building.

Appearance

The appearance of the dwelling will be greatly improved with the new brick finish and new window units. Removing to flat roof extensions and replacing them with pitched roof two storey alternatives gives the new dwelling a very well-balanced appearance that combines the hipped roof and gable ends to give an attractive looking building. The new lean-to porch provides a focal point at the entrance of the property.

Landscaping

The only landscaping alteration will be an extension to the driveway in front of the dwelling to give suitable parking for cars and a space to manoeuvre as the existing driveway stretches along the entire North boundary to the existing garage at the rear, but it is only a single car width wide, so this turning/parking area is vital.

Access

The highway access to the dwelling is not being altered.