MJC-MURR-20 Design and Access Statement

32 Conway Road Knypersley Stoke-on-Trent ST8 7AL

Originally Built in 1969

There are single-storey extensions to the front, side and rear. Planning permission was granted by Staffordshire Moorlands District Council in February 1978. See the following link for more information. http://publicaccess.staffsmoorlands.gov. uk/portal/servlets/ApplicationSearchServlet?PKID=19151

The property is not in a conservation area, an area of outstanding natural beauty or a national park.

Within the grounds of the property there are no permanent outbuildings.

The property is situated in a location that is at very low risk of flooding

The Proposal:

The current house has a modest 2 storey arrangement, compared to it's ground floor arrangement. One of the first things noticeable is the imbalance of the right side of the building (2 storey) against the left hand side (single storey) as you view the building from the front. See pic 01



pic 01

A majority of the surrounding houses are much bigger in proportion. It is proposed to balance proportions of this dwelling which will in turn match the proportions of the neighbours. There is an exiting porch roof which goes from the external garage wall to the boundary with number 34. The proposal intends to remove this. Although the proposed garage moves slightly to wards number 34, the will be approz 1metre gap to the boundary anf no roof, in effect pulling the development away from number 34.

The First Floor extension does not extend as far as the proposed Ground Floor towards number 34, and it's roof ridge will be lower than the original house to create a sub-ordinate feel as per the SMDC NPPF. All proposed material will match the existing materials.

The rear extension will be Ground Floor only. It is proposed that the roof at the rear will be flat with roof lanterns. Although the SMDC NFFP prefers not to use flat roof design, this site sits between houses of very different designs and has substantial space around it to support this simple design to give a modern/compensatory feel to the design which the applicants prefer. After much design thought and production of 3d visuals, it is believed that this design sits well with the proposal. The rear extension will be no further back than the existing extension. Existing rear pic 02



pic 02

Summary:
The proposal aims to create a dwelling with;

1) A better proportion between the ground and first floors
2) A better overall proportion to match the street scene.