

HERITAGE STATEMENT

PROPOSED SINGLE STOREY EXTENSION -

NEW FIRST FLOOR DOMER BEDROOM

AT

GREENFIELDS

SCHOOL ROAD

BAGNALL

STAFFORDSHIRE

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1.0 INTRODUCTION

- 1.1 The site lies within the village of Bagnall and positioned within the built-up settlement of the village. The existing dwelling comprises of a modern redbrick and tile detached dwelling house and is contained within a row of detached houses which front School Road to the east and similarly to the other side of the street. The site is within a Conservation Area with open Green Belt to the rear.

2.0 PROPOSAL

- 2.1 The proposed full Householder planning application comprises of:
A single storey extension to the principal elevation and addition of a new first floor dormer bedroom over. The proposed single storey extension to the ground floor would project in the order of 2.25 metres to form a new gable ended workshop – store. The roof over the existing porch would be altered to a gable roof form which would mirror the proposed extension. Internally the existing living room is to be re-configured and the existing window nominally enlarged to the front elevation. The existing utility and wc is to be reconfigured and enlarged, with the introduction of a new internal stair leading to the first floor level dormer bedroom.

The existing single storey roof over the family room would be nominally adjusted in pitch, to accommodate the proposed dormer bedroom. A new pitched roof dormer window is proposed to the rear west elevation with rooflights added to the east elevation. The proposed bedroom would include the provision of an ensuite facility with a small rooflight over to the rear elevation.

3.0 HERITAGE

- 3.1 The property of Greenfields lies to the northwest boundary of the village and whilst is positioned within a Conservation Area, is predominantly surrounded by a more diverse range of properties varying in considerably in architectural period, appearance, and form. The existing dwelling of is representative of a more modern addition to the village and is thought to be constructed around 1976. The dwelling is finished in red brick walls, upvc windows, doors, soffites and facias with plain clay tiled and gabled roof forms.
- 3.2 The proposed single storey and dormer roof extension to the principal elevation would not extend further forward from the adjacent neighbouring property of Fulwood and would not greatly impact or adversely alter the defined staggered building lines or that of the irregular streetscape character and appearance.

The proposed extension projection, roof forms and additions would remain subservient and respects the heights, scale and with that of the dominate form of the existing host dwelling and when considered in context with the immediate surroundings.

- 3.3 The proposed extension would not project further forward than the neighbouring dwelling of Fulwood to the north and given this property is in an more elevated position and the nature of single storey form, it would not be overbearing. The dormer window to the rear would not project beyond the existing building line with the gabled roof form remaining comparable in height and context to that of the adjacent property. The existing access, driveway and hardstanding would generally remain unchanged and would provide adequate space to accommodate at least three vehicles.

4 CONCLUSION

- 4.1 The proposed extension and addition of the dormer bedroom would not serve to harm the character or appearance of the Conservation Area or that of the residential amenity and therefore would accord and comply with the Council's Local Plan.