Geoff Rouane C.BuildE, MCABE, MRICS.
Chartered Building Surveyor
Tel 07946517767
Email: geoffrouane@btinternet.com

Proposed Extensions and Alterations at Common Winds, Caverswall Common Lane, Caverswall ST11 9EY

Case Study:

The site is an existing single storey dwelling under one family ownership and occupying land and buildings identified as Common Winds, Caverswall Common, Caverswall ST11 9EY.
The site lies in a well established rural area on the outskirts of Caverswall Village served by existing infrastructure with neighbouring dwellings generally well spaced, road facing and with varying design.
A 1-1250 scale location plan and 1-500 site plan are attached to the planning application together with relevant photographs of the existing property attached below.
The property has recently been acquired through family inheritance and at present does not provide the internal amenity space required by the new occupiers.
The proposal is to extend 4600mm within the residential footprint at the side of the east facing existing bungalow gable to form additional living space space. In addition, the south facing rear elevation will be extended out by 4000mm to form an open plan leisure / kitchen area. An existing flat roofed utility annex will be demolished
The external materials will match the existing property ie a textured waterproof render finish to external walls and a traditional roof finished with double lap plain tiles.
An approved propane gas supply will be installed on the site and will be adapted subject to the necessary requirements of statutory bodies. The property is served by mains connected foul drainage.

Pre-Application Advice:

The application has been subject to pre-application discussions with the Local Authority where it was advised that the size of the initial proposed extension would be disproportionate to the original dwelling and also encroach on to an adjoining field in the same ownership and as such would amount to inappropriate development in the Green Belt.
This application has duly sought to address the comments raised by the Local Authority and the extension footprint reduced and is now based upon the actual permitted development footprint that could be normally considered in this case.
Although the plan area of the new extension falls within permitted development the proposed height of the side extension facing the highway would be set at the existing bungalow ridge line as it is considered that a reduced roof pitch and step back to achieve subordination to the original would offer an inferior design when viewed from all sides and especially from the highway.
An existing utility room structure shown clearly on historical records of the property (16.04m2) will be removed from the rear corner to complement the bungalow and extension appearance.

Conclusion:

The generous area of the overall plot provides excellent amenity space to serve the extended dwelling.
The plot is a comparative large area which has a dedicated off street parking facility for several vehicles independent of the existing garage and storage buildings.
Existing vehicle movement and parking will be relatively unaffected by the proposed extensions with little or no impact on local amenity.
The objective of the project is to provide improved living space for the sole use of the household and its family group.

The proposed development takes account of the pre application advice and is accordingly considered to constitute a sustainable form of development that accords with the provisions of policies of the Staffordshire Moorlands Core Strategy DPD and guidance contained within the National Planning Policy Framework.

Geoff Rouane C.BuildE, MCABE, MRICS ***07/07/2021***



north west elevation



south west elevation



aerial view