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Design & Access and Heritage Statement

PLANNING APPLICATION FOR A SINGLE STOREY REAR EXTENSION TO SUNNY SIDE FARM, STANLEY LANE, STANLEY, ST9 9LL



Image courtesy of Google Maps

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partner LABC

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Contents

Introduction / Context 3
Use & Amount 3
Layout 3
Scale 4
Landscaping 4
Appearance 4
Access 4

Introduction / Context

This statement is produced to support an application for a large single storey rear large extension 8m back from the original rear wall. A single storey side extension to the property is less than half the width of original property is deemed to be permitted development. The property is a two-storey red brick dwelling with a render finish to the rear situated in a setback position on Stanley Lane, Stanley, ST9 9LL.

Proposal

The planning application seeks approval for the addition of a single storey rear extension on the rear. The rear extension is a large extension which will see the conservatory demolished allowing a gap to store the bins between the side of the extension and side of the house. The rear extension will extend the existing dining area creating a large kitchen/dining and sitting area for the family to all use together. The area used for the kitchen as existing is proposed to become the utility.



The proposed side extension would become a sensory room under permitted development for two of the three children who are diagnosed with Autism.

The rear extension will have full height windows and a corner bifold door to allow as much light into the family area as possible. As well as the windows there will be two flat roof lights over the family area to add to the natural light within the area. The side extension follows the same design as the rear extension with full height windows and a corner bifold door.

Both the rear and side extensions have been approved in a Householder Notification Application (HNT/2023/0007) the only difference is the material of the extensions which would not be under permitted development.

Use & Amount

The proposed extension is to remain residential. The rear extension is proposed to be an extended kitchen/diner and sitting area creating a large family area with the side extension to be a sensory room for the children to be calm and comfortable. The rear extension would be 8m deep as measured from the original render finished rear wall.

Layout

Internally the layout will mostly stay the same other than the addition of the single storey extensions. The existing kitchen will move to the rear extension allowing the utility room to be moved to where the kitchen is s existing. The rest of Sunny Side Farm will remain untouched.

Scale

The scale of the development is suitable within the curtilage of the dwelling and is within permitted development rights of not extending beyond the rear of the existing dwelling by more than 8m.



Landscaping

There are no major landscaping aspects to this application.

Appearance

The extensions will be vertical timber clad and the window and door frames will be Cotswold green in colour as the existing windows are to be changed to Cotswold green casement windows. The flat roof will be either GRP or rubberised.



Access

No new access from the highway is being created.