

SUPPORTING PLANNING STATEMENT

Proposed Extension
To
New Close Fields House . Cheadle . ST10 2NJ

Proposal

The submitted planning application illustrates the proposal to provide an extension to the side and front of the existing detached dwelling to form a new kitchen/family room arrangement and entrance porch feature.



- View of existing dwelling rear and side façades.

A previous application was refused in September 2023 (ref. SMD/2023/0304) and subsequent consultation with the planning department regarding the acceptable design principles has been carried out.

Resultantly the current proposal has been formulated whereby the size and 'bulk' of the extension has been modified to ensure a more subservient design solution with the new ridge line element lowered and the rear elevation set back from the line of the existing façade. It is intended that the materials proposed will match those of the existing dwelling including fenestration detailing and colours.

It is considered that the revised design of the proposed extension and alteration of the dwelling does not result in a disproportionate addition over and above the size of the original building.

With regards to the percentage increase to the size of the existing dwelling a volumetric assessment of the existing dwelling and the proposed extension has been carried out with the resultant figures.

- Existing Dwelling **373** cu.metres
(the existing dwelling has not been extended since its original construction).
- Extension **122** cu.metres
(33% increase to the existing dwelling volume).

The increased volume is not significantly above the 'rule of thumb' approach and it is believed that the proportions and design of the proposed extension would not detrimentally impact on the countryside setting or landscape character of the location.