

50 Broad Street
Leek
Staffordshire
ST13 5JF

E: mail@dbdconsultants.co.uk

W: www.dbdconsultants.co.uk

T: 01538 383 118



DBD Architectural
Consultancy

Design and Access Statement

**PLANNING APPLICATION FOR THE CONSTRUCTION OF A SINGLE STOREY FRONT
EXTENSION AND PORCH AT GREENDALE, STANLEY ROAD, ST9 9LL**



Photo courtesy of Google Earth

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DBD Architectural Consultancy Ltd. Director A Dukesell MCIAT
Registered in England and Wales. Company No: 9168459

Introduction/Context

This design and access statement has been prepared to accompany the application to construct a single storey extension to the front of Greendale, with the addition of a new storm porch to the front elevation.

The dwelling is a dormer bungalow with a gabled main roof, individually pitched roof dormers to the front and rear, a single-storey projecting gable to the front elevation. It is constructed using a red/brown brick, with timber framed painted casement windows, plain clay tiled roof and dormer walls, with dark fascias/rainwater goods.

The site slopes up to the South, rising up the access drive from the road side, with a terraced garden to the rear.

Previous permission SMD/2012/1126 has been granted and implemented.



Proposal

The proposal is to enlarge the current front projecting gable, 3m further forwards, keeping the same roof line and window size/style. This will provide a modest size ground floor bedroom for the dwelling that would be used by a relative, having mobility issues and cannot use bedrooms/bathroom on the first floor. It will also future-proof the house for the applicants who would be able to continue living there for years to come with provision for ground floor facilities in place for themselves if required. The current office at the front of the dwelling will become an En-Suite bathroom as there is currently only a WC on the ground floor.

The addition of a canopy and storm porch provides the dwelling with a thermal buffer from the exposed surroundings. In new dwelling design, it is preferable to have some form of a secondary door at the entrance to the dwelling to minimise heat loss when entering/exiting. The dwelling is situated on an exposed bank with prevailing winds from the open North aspect, so this improvement will be of great benefit to the occupiers of

the dwelling, both from a practical and efficiency perspective. The dwelling previously had a porch of a similar size on the front of the dwelling; however, the structure had a harmful effect on the appearance of the dwelling. This was removed during previous renovations of the dwelling. The new proposed structure uses traditional materials which shall complement the existing building. The same brick shall be used for the walls and an ornate timber structure will surround the canopy with roofing fascia to match that on the existing roofs.

Extensions to the side of the property have been considered but they would not harmonise with the appearance of the property and would look at odds with the host dwelling.

Use/Amount

The use remains unchanged as these are extensions to an existing dwelling.

The dwelling has been subject to previous development, where it had a side extension, and the dormer conversion to provide habitable space on the first floor. Using figures from the “original” plans of the dwelling, prior to works under the consent of planning application reference SMD/2012/1126, the percentage increase in volume has been calculated as follows.

Original Bungalow Volume (as per original drawings prior to 2012 approval) – 456m³
Current Bungalow Volume – 605m³ (32.7% increase from original)
Proposed Bungalow Volume – 664m³ (45.6% increase from original)

Layout

The ground floor layout shall remain mainly the same. The existing office shall become the en-suite bathroom with access through to the new bedroom space.

The approach to the front door of the property shall be the same, with the added benefit of the storm porch and sheltered space.

Scale

The scale of the development is in keeping with the existing dwelling and the wider site. The proportions of the extension mean there is no height increase in the roof or any other features from the existing. The perspective from the roadside shall remain the same, with an identical window opening and date stone being replaced on the new front elevation.

The porch roof sits under the existing eaves height and is of an appropriate scale, similar to a porch that was previously on the bungalow, prior to previous redevelopment.

Appearance

The appearance of the proposed works is in keeping with the existing dwelling and the surrounding landscape. The extension is an enlargement of the existing front gable projection, so materially the same as existing. The new porch uses traditional materials to match and complement the dwelling.

Landscaping

There are no major landscaping works for this proposal. The parking area at the top of the drive will be brought forward to provide suitable parking and turning space for vehicles in front of the dwelling.

Access

The existing dwelling benefits from extensive driveway and parking areas behind gated access off Stanley Road. This is to remain the same with no alterations.