

DESIGN STATEMENT FOR REPLACEMENT DWELLING AT MANOR CROFT, CLEWLOWS BANK, BAGNALL, ST9 9LP

Description

The existing dwelling is a bungalow with a floor area of 75m². It is positioned generally centrally within its substantial plot of 1770m². There are 2 garages within the plot. The built area of the site is approximately 6% of the total site.

The property is very small in comparison to other dwellings in Clewlovs Bank and needs substantial modernisation and energy efficiency works.

Proposals

Due to its size and built fabric condition it is uneconomic to extend and modernise, it is proposed to demolish and construct a new dwelling more suited to a family home with the energy efficiencies associated with it as required for compliance with current building regulations.

The replacement dwelling will be a dormer bungalow which respects the original building whilst providing an increased ridge height to allow habitable rooms in the roof. The roof height will still be significantly lower than neighbouring properties to maintain the street scene.

The built area of the new dwelling will be approximately 9.5% of the total site and is an insignificant increase from the existing.

The wall finish above dpc level will be render which is comparable to other properties on Clewlovs Bank. Currently out of 67 properties 26% are fully rendered and 13% partially rendered. Four fully rendered properties are close to the application site and the use of a fully rendered finish is suitable for the location.

Planning Policy

Bagnall, as a Smaller Village, comes under Policy SS9, which states the Council will meet community, social or economic need by: "Enabling limited new housing development, including small infill schemes in accordance with Policy H1".

Policy H1 states that: "*Outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported, provided that:*

The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and;

In all cases the development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside."

The proposed replacement dwelling is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development, it will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.

The proposal is of a scale that would fit in with the current pattern of development along Clewlovs Bank.

The site is not within the Conservation Area, and the property is not Listed, nor is it within the proximity of a Listed Building.

In principle the proposal meets the Policy requirements and therefore should be supported.