



Site Address: 9 Moorland Avenue, Werrington

Proposal Description: Erection of a first-floor extension over the existing front porch and garage to create an additional bedroom.

Introduction

This statement is submitted in support of a householder planning application for a first-floor extension at 9 Moorland Avenue. The applicant seeks to enhance the existing living accommodation by converting the property from a 3-bedroom to a 4-bedroom dwelling.

Design and Scale

The proposed development involves extending the first floor over the footprint of the existing ground-floor porch and garage to accommodate a master bedroom with an ensuite, along with a small functional fourth bedroom at the rear.

The proposed design introduces a new gable to the front elevation, positioned directly over the main entrance.

The design has been carefully considered to ensure it remains subservient to the main dwelling with the proposed ridge line lower than the existing roof. By utilizing the existing ground-floor footprint, avoids increasing the overall density of the dwelling on the site as well as ensuring proposals scale remains in keeping with the neighbouring properties (number 7 and number 11).

The materials will be red brick, concrete tiles and white UPVC glazing and white upvc fascias and soffits to match the existing building.

Character and Local Context

The design of this proposal is to integrate within the existing street scene. Lots of properties on Moorland Avenue have had various first-floor additions and front-facing gables. This proposal takes direct design cues from these precedents to ensure the extension feels like a natural evolution of the original dwelling.

The proposed works are highly consistent with several nearby properties that have undergone similar first floor extensions:

- 7 Moorland Avenue (Ref: SMD/2012/0813) (Planning Permission approved 24/10/2012) First-floor extension and gable features.
- 11 Moorland Avenue: First-floor extension over the garage and forward facing elements.
- 10 Moorland Avenue: First-floor extension over the porch area.
- 16 Moorland Avenue: First-floor extension over the porch area.

Given these precedents, the proposed extension is entirely in keeping with the character and appearance of the street scene.



Impact on Residential Amenity

The extension does not impact any neighbours amenity. The positioning over the existing garage ensures that the primary massing remains within the established building line of the street, maintaining the neighbours existing amenity.

Conclusion

The proposal represents a high-quality addition to the property that continues the established architectural language of Moorland Avenue. By following the clear precedent set by multiple neighbouring homes, the development ensures visual continuity within the street scene while providing necessary additional living space for the applicant.

We believe the proposal accords with local planning policy and respectfully request that planning permission be granted.