

Design & Access Statement

Proposed Ground and Lower Ground Floor Extension and Proposed Side Extension Above Existing Garage including Rear Balcony

153 High Lane, Brown Edge, ST6 8QA

1.1 Assessment

The application site comprises an existing semi-detached dwelling situated within an established residential area on High Lane.

The surrounding area contains a varied mix of semi-detached and detached dwellings, extended properties and converted bungalows. The character of the street has evolved over time through extensions and alterations, resulting in a varied streetscape.

The property currently comprises a two-storey dwelling with an attached garage, conservatory and existing rear extensions. The site benefits from a sloping rear garden, with levels stepping down from the main dwelling.

The property is in domestic residential use and is proportionate to its plot. The proposal seeks to improve the existing dwelling through a lower ground floor extension, ground floor rear extension, first floor side extension above the existing garage, and rear balcony.

The first floor extension is located directly above the existing garage footprint.

1.2 Involvement

Following instruction, draft proposals were prepared for review and development prior to submission of a full householder planning application.

The proposals have been developed with consideration of the existing dwelling, site levels, neighbouring properties and the character of the surrounding area.

1.3 Evaluation

Residential use exists over the whole plot and will remain unchanged. Due to the location, scale and design of the proposal, no unacceptable impact on neighbouring amenity, privacy or overlooking is expected.

The proposal extends above an established garage footprint within an area already experienced as part of the existing built form. Obscure glazing, a high-level side window and privacy screening have been incorporated to minimise impact on neighbouring properties and maintain privacy between dwellings.

1.4 Design

The proposal has been designed to complement the existing dwelling and surrounding area. The first floor extension utilises the existing garage footprint and incorporates a hipped tiled roof to reflect the character of the existing property.

The proposed materials comprise brickwork and roof tiles to match the existing dwelling. The ground floor extension links the conservatory with the existing rear extension, creating a more coherent rear elevation.

The lower ground floor extension takes advantage of the site's existing change in levels and remains largely within the rear garden setting.

Stage Two: Proposals

2.0 Use

The building is currently a single residential dwelling and as proposed would remain unchanged.

3.0 Layout

The proposed layout improves the functionality of the dwelling by creating additional accommodation within the existing building footprint and rear garden levels.

The ground floor extension links existing rear elements into a more practical arrangement, whilst the first floor extension provides additional accommodation above the existing garage.

The lower ground floor extension relates directly to the existing rear garden.

4.0 Scale

The proposed development is proportionate to the host dwelling and surrounding area. The first floor extension is positioned above the existing garage footprint, whilst the lower ground floor accommodation takes advantage of the site's existing change in levels.

The scale of the development is considered appropriate to the plot and surrounding residential character.

5.0 Landscaping

Existing garden areas will remain in residential use.

The lower ground floor extension integrates with the existing tiered garden arrangement and does not require significant alteration to the established landscape character of the site.

6.0 Appearance

The proposed development has been designed to complement the existing dwelling through the use of matching and sympathetic materials.

The first floor extension appears as a natural continuation of the existing house and integrates with the established roof form. The rear extension and lower ground floor accommodation provide a more balanced rear elevation.

The balcony incorporates an obscure glazed privacy screen to the side facing the neighbouring property, whilst the side-facing first floor window is proposed as a high-level obscure glazed opening.

7.0 Existing Pattern of Development

High Lane has an established pattern of residential properties being altered and extended over time, including two-storey side and rear extensions, loft conversions, balcony features and multi-level additions.

Relevant nearby examples include **157 High Lane, ST6 8QA**, which has two planning permissions: **SMD/2023/0400** for *Rear and Side Extension inc. Alterations to Front Elevation*, including a balcony element, and **SMD/2022/0599** for *Alterations and refurbishment of existing detached property including two storey side and two storey rear extensions*. This is particularly relevant as it demonstrates acceptance of substantial side, rear and multi-level development within the same street.

The immediate context is also relevant. **155 High Lane — SMD/2008/0323** was approved for *Two storey side extension, loft conversion and conservatory to rear*, while **149 High Lane — SMD/2000/0763**, located on the other side of the neighbouring bungalow at No. 151, was approved for *Two-storey extension to form garage with bedroom over*. This demonstrates that similar first-floor/two-storey additions have already been accepted close to bungalow-style properties.

Further examples include **121–123 High Lane — SMD/2016/0086**, for *Retention of part single, part two storey rear extension at No. 121 and two storey rear extension at No. 123*, as well as **159 High Lane — SMD/1978/0054** and **161 High Lane — SMD/2013/1006**, where larger alterations and balcony-style features are present.

The proposal therefore reflects the established pattern of larger side, rear, two-storey and multi-level extensions along High Lane, and would represent a logical and proportionate continuation of the way properties in the locality have evolved.

8.0 Access

The site access is to remain unchanged.

9.0 Sustainability

The proposal represents the extension and improvement of an existing dwelling, making efficient use of an established residential plot.

New construction will be undertaken in accordance with current Building Regulations, improving thermal performance and energy efficiency where applicable.

The design also retains the opportunity for future installation of solar photovoltaic panels on the south-facing roof slope.

Conclusion

The proposal represents a proportionate and carefully considered extension to an existing dwelling.

The design makes efficient use of the existing garage footprint, rear garden levels and established residential plot, while improving the functionality and appearance of the property.

Consideration has been given to neighbouring amenity through the use of obscure glazing, a high-level side window and privacy screening.

The proposal is considered to integrate appropriately with the existing dwelling and surrounding residential character. It therefore represents an acceptable form of householder development for which planning permission is respectfully sought.