

PLANNING JUSTIFICATION STATEMENT

Proposed Single-Storey Extension to Provide Disabled Facilities

Property:

79 Brookfields Road
Ipstones
Staffordshire
ST10 2LY

Proposal:

Construction of a single-storey residential extension to provide accommodation and facilities required to enable the dwelling to be adapted to meet the needs of a disabled occupant under a Disabled Facilities Grant.

Proposed Extension Dimensions:

- Length: 5.728 metres
- Width: 4.163 metres
- Maximum height: 3.100 metres
- Gross footprint: approximately 23.73 square metres

1. Introduction

This Planning Justification Statement has been prepared in support of an application for planning permission for a single-storey extension to the dwelling at **79 Brookfields Road, Ipstones, ST10 2LY**.

The proposal is required principally to facilitate essential adaptations to the dwelling in order to provide suitable accommodation and facilities for a disabled occupant. The works are associated with the provision of assistance through a **Disabled Facilities Grant (DFG)** and are intended to enable the occupant to remain living safely and independently within their existing home.

The property is understood to be identified as a **Building of Local Interest**. Consequently, particular care has been taken in considering the relationship between the proposed extension and the existing building, its architectural character and its contribution to the local built environment.

The proposal is for a modest, single-storey addition measuring approximately **5.728m x 4.163m**, with a maximum height of **3.1m**. The extension has been designed to provide the additional space required for the necessary accessibility adaptations whilst keeping its scale and visual impact proportionate to the existing dwelling.

2. Planning Policy Context

The application should be considered against the policies of the **Staffordshire Moorlands Local Plan 2014–2033**, together with the National Planning Policy Framework (NPPF), relevant supplementary planning guidance and the Staffordshire Moorlands Design Guide.

The Staffordshire Moorlands Design Guide SPD is an adopted planning document and provides specific guidance on alterations and extensions to existing properties. The Council states that extensions should harmonise with the parent building and respect the dominance of the original building by remaining subordinate in terms of size and massing.

The Local Plan also contains specific provisions relating to the historic environment. Policy DC2 requires heritage assets, including non-designated heritage assets, to be conserved and, where possible, enhanced, with development contributing positively to the character of the built and historic environment.

The Staffordshire Moorlands Local Heritage Register SPD recognises the importance of locally significant buildings and seeks to prevent damaging development while maintaining local distinctiveness.

3. Need for the Development

The principal justification for the proposed extension is the need to provide appropriate accommodation and facilities to meet the accessibility requirements of a disabled occupant.

The existing dwelling does not provide sufficient space to accommodate the necessary adaptations in an appropriate and practical manner. The proposed extension therefore provides an opportunity to adapt the existing home rather than requiring the occupant to move to alternative accommodation.

The extension will provide the additional internal floor area required to accommodate the necessary facilities and circulation space associated with the disabled person's needs.

The proposal is therefore not intended to create an unrestricted enlargement of the dwelling for general residential purposes. Its purpose is directly connected with enabling the existing dwelling to provide suitable, safe and accessible accommodation.

The retention and adaptation of the existing home is considered to provide significant social and practical benefits. It allows the occupant to remain within their established

home and community and provides an appropriate means of meeting their identified accessibility requirements.

4. Description of the Proposed Development

The proposal comprises a **single-storey extension** measuring approximately:

5.728m long x 4.163m wide x 3.100m maximum height.

The resulting footprint of the extension is approximately **23.73m²**.

The modest scale of the addition reflects the need to provide only the additional accommodation necessary to facilitate the required disability adaptations.

The extension is deliberately restricted to a single storey, thereby limiting its visual prominence and ensuring that the original dwelling remains the dominant element.

The maximum height of approximately 3.1 metres also assists in reducing the overall massing of the addition and maintaining an appropriate relationship with the existing property.

The proposal does include for the demolition of an old dilapidated conservatory which is now in a state of disrepair which measures 3.490m long x 3.530 wide x 3.1m high. Area 12.5m²

The increase in extra footprint taking into account the existing conservatory area is 11.23m²

5. Design and Appearance

Particular consideration has been given to the design of the extension because the property is identified as a **Building of Local Interest**.

The Staffordshire Moorlands Design Guide advises that extensions should harmonise with their parent buildings, respect the dominance of the original structure and remain subordinate in terms of size and massing. It also recognises that contemporary additions can, in appropriate circumstances, be acceptable where they respond carefully to the scale and character of the host building.

The proposed extension has been designed with these principles in mind.

The proposal:

- is single storey;
- has a relatively modest footprint;

- has a maximum height of only 3.1m;
- remains clearly subordinate to the existing dwelling;
- avoids the creation of an excessively dominant addition;
- provides the additional space required for accessibility purposes;
- retains the existing dwelling as the principal built form; and
- seeks to minimise the impact upon the character and appearance of the property.

The detailed materials and finishes will be selected to complement the existing dwelling and, where appropriate, to reflect its established architectural character.

The extension should therefore be read as a modest addition to the existing property rather than as a separate or competing structure.

6. Building of Local Interest / Heritage Considerations

The identification of the property as a Building of Local Interest has been taken into account in developing the proposal.

The Staffordshire Moorlands Local Heritage Register SPD recognises that locally important buildings contribute to the cultural character and local distinctiveness of the District. The Council's approach is to ensure that development affecting such buildings is appropriately considered and does not cause unnecessary harm to their significance.

The proposal does not involve the demolition of the existing building or the removal of its principal architectural form. However it does include for the demolition of an old dilapidated conservatory which is now in a state of disrepair which measures 3.490m long x 3.530 wide x 3.1m high. Area 12.5m²

Instead, the proposal retains and adapts the existing dwelling while introducing a modest single-storey addition.

The scale of the proposed extension has been deliberately limited in order to avoid overwhelming the existing building. Its maximum height of 3.1m and relatively modest footprint of approximately 23.73m² ensure that the original dwelling remains the principal element within the site. The increase in extra footprint taking into account the existing conservatory area is 11.23m²

The proposal will therefore allow the continued residential use and adaptation of the property while seeking to safeguard the qualities which contribute to its local interest.

The development should also be considered in the context of the Council's design guidance, which recognises that existing buildings should be sensitively altered and that the character of the host building should inform the design of any extension.

7. Accessibility and Disabled Facilities

The proposed extension is required to facilitate adaptations associated with the occupant's disability.

The need for accessible accommodation is an important material consideration in determining the application. The extension will allow the existing dwelling to be adapted so that the occupant can use their home safely and with an appropriate degree of independence.

The proposal is therefore fundamentally different from a conventional residential extension undertaken solely to provide additional living space.

The development provides a necessary response to the particular needs of the occupant and represents an important adaptation of the existing dwelling.

Where practical, providing the required facilities within the existing home is preferable to requiring the occupant to relocate, particularly where suitable alternative accommodation may not be readily available or where relocation would disrupt established family, social and community connections.

The proposal therefore provides an important social benefit while making efficient use of the existing residential property.

8. Residential Amenity

The proposed extension has been designed as a modest single-storey addition and is not considered to result in unacceptable harm to neighbouring residential amenity.

The scale and height of the development will help to minimise potential effects such as overbearing impact or loss of outlook.

The detailed arrangement of windows and openings will be designed having regard to the position of neighbouring properties and the need to avoid unacceptable overlooking.

The development will retain the residential character of the site and will not introduce a new use or activity likely to result in significant additional disturbance to neighbouring properties.

9. Character of the Area

The proposal represents an adaptation and modest enlargement of an existing residential property rather than the creation of a new dwelling or a substantial change to the established pattern of development.

The development will remain clearly associated with the existing dwelling and will maintain its residential use.

The single-storey form and relatively limited dimensions of the extension are considered appropriate to the scale of the proposal and will help it integrate with the existing property and surrounding residential environment.

The proposal therefore represents a proportionate form of development which responds to an identified need while respecting the established character of the site.

10. Sustainable Use of the Existing Dwelling

The proposal makes effective and sustainable use of an existing residential property.

Rather than requiring the occupant to move to another property or requiring a substantially larger redevelopment, the proposal enables the existing dwelling to be adapted to meet changing needs.

The Staffordshire Moorlands Design Guide recognises that improvement and renovation of existing properties is generally preferable to redevelopment and can also be a more sustainable approach.

The proposed development therefore supports the continued use of the existing home while avoiding unnecessary redevelopment.

11. Heritage Impact

The proposal is considered to result in, at most, a limited impact upon the significance of the Building of Local Interest.

The principal characteristics of the existing building will remain intact, with the extension being:

- single storey;
- modest in footprint;
- relatively low in height;
- subordinate to the original building; and
- designed to complement the existing property.

The proposal does not seek to alter the fundamental residential character of the building.

The extension is required to enable the continued occupation of the property by a disabled person and therefore provides a clear social and functional benefit.

The design approach seeks to achieve an appropriate balance between conserving the existing building's local heritage interest and allowing it to be adapted to meet modern accessibility requirements.

12. Planning Balance

In considering the proposal, the following factors should be taken into account:

Benefits of the proposal

1. **Provides essential accessible accommodation** for a disabled occupant.
2. **Enables the occupant to remain in their existing home.**
3. Provides the space required to facilitate adaptations associated with a Disabled Facilities Grant.
4. Makes effective use of an existing residential property.
5. Is a modest single-storey extension of approximately 23.73m².
6. Maintains the original dwelling as the dominant built form.
7. Avoids the need for a more substantial redevelopment of the property.
8. Seeks to preserve the character and local heritage interest of the existing building.
9. Is designed having regard to Staffordshire Moorlands' adopted design guidance.

Against these benefits, the principal planning consideration is the potential effect of the extension upon the character and significance of the Building of Local Interest.

Given the modest scale of the proposal, its single-storey form, its maximum height of 3.1m and its purpose in facilitating essential disability adaptations, the proposal represents a proportionate and justified intervention.

13. Conclusion

The proposed extension at **79 Brookfields Road, Ipstones, ST10 2LY** represents a modest and necessary adaptation of an existing dwelling to meet the accessibility requirements of a disabled occupant.

The proposed extension measures approximately **5.728m x 4.163m**, with a maximum height of approximately **3.1m**, giving a footprint of approximately **23.73m²**, an increase in extra footprint of only 11.23m²

The development has been designed to remain subordinate to the existing property and to minimise its visual and heritage impact.

Particular consideration has been given to the property's status as a **Building of Local Interest**. The proposal retains the existing building and its principal character while allowing it to be adapted to meet the needs of its occupant.

The proposal is therefore considered to represent an appropriate balance between the conservation of the existing building and the need to provide suitable accessible accommodation.

It is respectfully considered that the proposal accords with the relevant principles of the Staffordshire Moorlands Local Plan, the Staffordshire Moorlands Design Guide and the objectives of national planning policy in relation to good design, residential accommodation, accessibility and the conservation of heritage assets.

Planning permission is therefore respectfully requested for the proposed single-storey extension.