

Proposed householder planning application for a single-storey rear extension

Design Statement

To support the single storey rear extension including demolition of the existing conservatory to provide a larger open plan kitchen dining family space with improved access to the garden. Mrs Makar, the applicant, and her late husband bought number 8 Hallowell Road in 1980 and raised 4 children. The children and grandchildren live within a 3-mile radius of number 8 and, pandemic aside, visit/stay regularly.



Site Location



View from the rear garden



Existing Rear Elevation

- Assessment

Proposed householder planning application for a single-storey rear extension

The property is a detached house of 5 bedrooms over 3 floors on the western side of Hallowell Road. It has a wide passageway on either side connecting the front with the large rear garden.

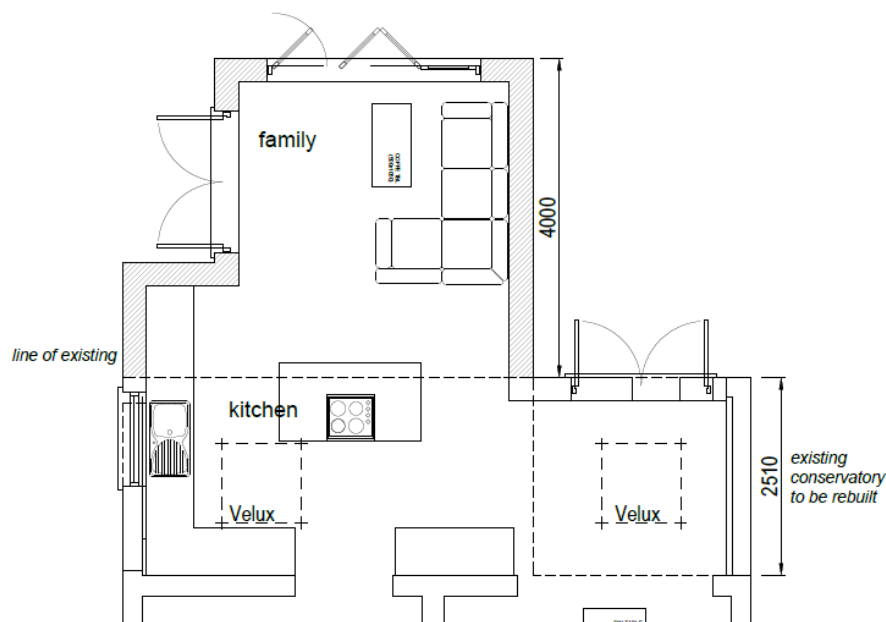
The kitchen has always been small and out of keeping with the rest of the house and it has an awkward access to the garden. The conservatory is in need of serious maintenance and is to be demolished as part of the proposals.

The proposals aim to improve the flow through the ground floor space and improve the relationship of the house with the garden. The kitchen is to be enlarged to match the existing rooms and to be connected through to the formal dining room. The proposed extension will also provide a family relaxing space with plenty of daylight from rooflights overhead and easy direct access to the rear garden through large, glazed doors.

- Involvement

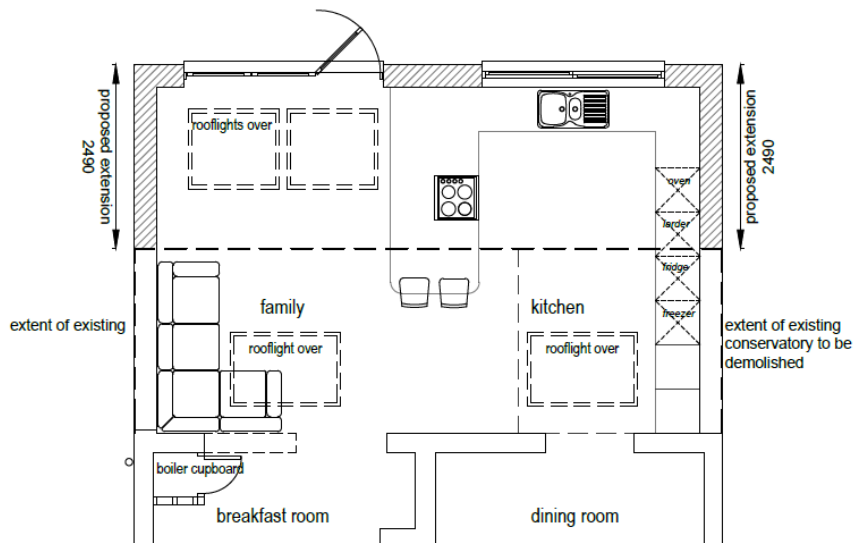
The proposal has been discussed with neighbours i.e. owners of house no: 6 and 10 and they have given their support for the extension. There has been no public consultation or local involvement in the design.

A Certificate of Lawfulness Application was recently granted (Ref: 75277/APP/2019/3873 Date: 28 January 2020) for a similar extension. The conservatory was deemed, by the Local Planning Authority, to be non-original. Amendments had to be made to the original proposals to secure approval. This resulted in a rather unsatisfactory, plan:



Plan (part) as approved ref: 75277/APP/2019/3873 dated 28 January 2020

Proposed householder planning application for a single-storey rear extension



On further discussion with the client an amended design layout has led to this application.

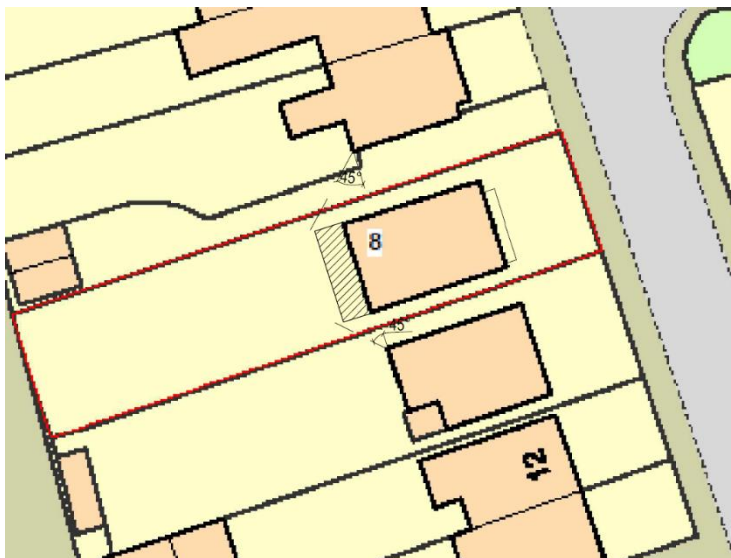
The rear extension is simplified and more in keeping with the existing.

The overall increase in length has been reduced from 4m to 2.49m, but for the full width.

Current proposed floor plan – part

- Evaluation

The proposed extension is to the rear of the property. It is 2.49m deep beyond the rear of the existing single-storey lean-to.



The plot width is 11.2m. The building is detached with a passageway to the north and south boundaries.

The distance between the flank walls of numbers 6, to the north, and 8 is over 5.5m and the distance between the flank walls of number 10, to the south, and 8 is over 3m.

45 degree lines taken from the corners of each of the neighbouring properties are not interrupted by the proposed single-storey extension.

- Design
- o Amount

The extension dimension is 7.9m wide and extends 2.49m from the back of the single storey building. The maximum height of the proposed roof is 3.65m, the same as the existing.

Proposed householder planning application for a single-storey rear extension

The extension creates 16.16m² of additional space to the property.

o Layout

The extension creates an improved kitchen with a bright family area leading into the garden.

o Scale

The scale of the extension is modest and of domestic scale, protruding just 2.49m beyond the existing and with a maximum height at the ridge of 3.65m.

o Landscaping

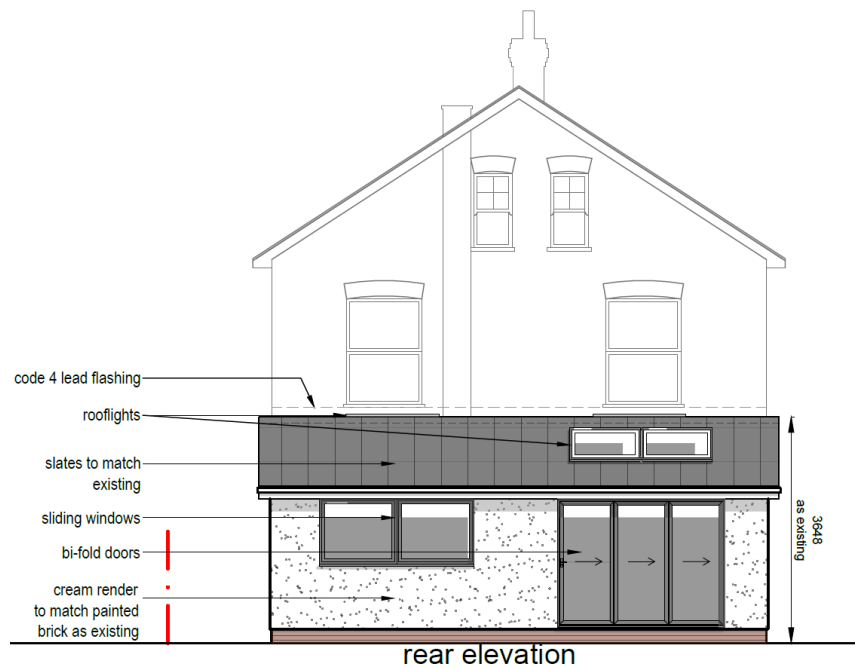
Domestic scale landscaping will be undertaken by the client as would be normal in a garden environment.

o Appearance

The extension will be brick built in materials to match the existing property. The rear elevation will be finished in off-white/cream render to match the painted bricks of the original elevation. The pitched roof will incorporate roof light windows and be finished with slate tiling to match the original roof. The flat roof will incorporate rooflights and be finished with a high-performance membrane.

The rear elevation will have a bi-fold door and a pair of sliding windows, both of metal or composite construction. The windows, doors and rooflight frames will be grey.

Proposed householder planning application for a single-storey rear extension



- Access

The current arrangements for access to the property remain unchanged by these proposals. The rear doors provide improved access to the rear garden.

The extension offers flexibility to the existing building to adapt and suit the changing needs of the occupants.