

Planning Application Statement

Address:

5A Orchard Court, The Island, Longford, UB7 0ES

Summary:

This statement pertains to the planning application for the proposed erection of a 1.5-storey side extension to create additional habitable space at 5A Orchard Court, The Island, Longford.

Character of the Local Area:

The Island is characterized by a variety of house styles and sizes.

Predominantly, the southern part of the island features two-storey detached houses, the centre has several terraced units, and the northern part contains maisonettes and flats. The predominant roof form is gabled. The architectural styles in the area are generally modern, with most buildings featuring dark grey tiled roofs and exposed red/brown brickwork walls. The separation between dwellings and the highway is modest, as are the distances between houses. The existing dwelling, a detached house converted from a former outbuilding, is situated at the end of a cul-de-sac. The Island has a private access road with an internal yard, and the properties to the north have open-layout amenity spaces surrounded by the waters of the River Colne.

Site Description:

The application site contains a 1.5-storey detached dwelling with a gable roof, located at the end of the road between two-storey maisonettes. The plot is irregular in shape, with the house positioned in its southeast corner. The plot measures approximately 18.5 meters in width and 17.5 meters in depth, with

the front elevation of the existing dwelling bordering the designated car park space. The site has no solid fencing, only light protection against falling into the water, with posts and metal wires installed to safeguard young children. The proposed extension aims to provide additional space for a growing family, with an extra bedroom considered necessary for their young child.

Proposal Description:

The proposed extension is designed to ensure minimal impact on adjoining land areas. The scheme includes a side extension and an additional loft space bedroom. The extension will accommodate a new family room, WC, and study on the ground floor, as well as a double bedroom and a child's bedroom in the existing part of the first floor.

Materials and Finishes:

The proposed extension will match the existing house materials, in line with the area's material code. Ground floor walls will be constructed using red brick to match the existing structure, and the extended roof will feature dark grey roof tiles. The extension will also include white uPVC windows in a style consistent with the existing windows, but with improved energy efficiency.

Landscape and Parking:

The proposal retains one existing car parking space. No significant changes to the soft landscape are proposed, aside from the extension which will partially reduce the green area.