

DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the
Proposed Extension to the Dwelling,
Demolition of the Existing Garage,
Erection of The Replacement Garage
and Residential Annex Structure
and Associate Landscaping
At Hayfield,
Main Street, Grindleton,
BB7 4QT

Date: July 2018

Job ref: 5548

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr and Mrs Clarkson, as part of a Householder planning application for the proposed extension to the dwelling, demolition of the existing garage, erection of the proposed replacement garage and associated landscaping works.

It is to be read in conjunction with the following planning drawings and Documentation:

- 5548-01 Existing Plans and Elevations
- 5548-02B Proposed Plans and Elevations
- 5548-03B Replacement Garage and Residential Annex Structure
- 5548-04 Site Location Plan
- Bat Survey

2.0 PROPOSAL

The Scheme facilitates the removal of the existing garage that is to be replaced with the proposed replacement garage and residential annex structure above. The proposed structure is to be situated in close proximity to the existing removed structure and occupying a similar footprint. The ground floor level comprises of a garage with parking provision for two vehicles, a utility and Store. The first floor level comprises of a kitchen/living area, with one bedroom and En-suite.

The proposals incorporate a new porch and a rear extension to facilitate a boots room, open plan dining/living area at ground floor level with the creation of an additional bedroom, en-suites and balcony at first floor level. The existing dormers to the south west elevation are to be enlarged to allow large expanses of light to enter the bedrooms. The aesthetic of the property is to be enhanced with the roof covering upgraded to blue/grey Spanish slates, the proposed window frames are to be anthracite grey, the fascia's, soffits and rainwater goods are to be anthra zinc, dormers to be finished with zinc roofs and cheeks and areas of zinc quartz cladding, Teak coloured hardwood cladding and render (as indicated on drawing No. 5548-02B).

A garden feature timber pergoda is proposed to create a sheltered seating area and is to be situated to the south east of the site, adjoining an are of timber decking.

To ensure the proposals remain subservient and are not intrusive to the surrounding area the land to the eastern boundary of the site is to be excavated (as indicated on drawing No. 5548-03B). The proposed landscaping incorporates a lower retaining wall, sleepers incorporating planting and a stone faced retaining wall with a railing above.

3.0 SUMMARY AND CONCLUSIONS

Further to the purchase of the property, our client wanted to take the opportunity to enhance the quality and aesthetics of the property and site.

The existing character and appearance has been retained whilst using carefully selected materials to improve the aesthetics of the dwelling. In addition, the replacement garage size is in keeping with the existing removed structure and is set down to ensure it appears subservient with the surroundings.

The design ensures that all current and future occupants maintain an excellent level of private amenity and adjacent property privacy has been respected and maintained.

The location of the proposed garage/annex structure been specifically designed so that it does not lead to overbearingness and to ensure it appears subservience and subordinate with the main dwelling. Following purchase by the applicants, it has been considered necessary to make alterations to the property, which improves the attractiveness of the dwelling and ensure the potential for the site has been maximised whilst respecting the setting and surroundings.

In summary the proposals which forms the basis of this application has been designed to provide a positive visual impact and architectural design for the site and surrounding area. The alterations to the dwelling will provide an appealing and quality aesthetic by using a careful selection of materials. Substantial Consideration for the site and area has been evaluated to ensure the proposals respect and ensure they are in keeping and harmony with surrounding properties and area.