

DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the
Proposed Extension
To No.10 St Peter's Close
Clayton Le Dale,
Lancashire, BB1 9HH

Date: November 2018
Job ref: 5646

from concept to creation...



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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 Robinson, as part of a Householder planning application for the erection of a single storey rear extension and two storey side extension at No. 10 St Peter's Close, Clayton Le Dale, Lancashire.

It is to be read in conjunction with planning drawing Nos:

- 5646-01A - Existing Plans and Elevations
- 5646-02C - Proposed Plans, Elevations and Sections
- 5646-03 – Site Location Plan

2.0 SITE

The property is located on St Peter's Close which is accessed from Ryder road off the B6245 Ribchester road.



The property comprises of a detached two storey property with a single storey side extension. The site comprises of a driveway suitable for the provision of three vehicular parking spaces and a garden amenity area.

3.0 PROPOSAL/DESIGN

The scheme facilitates the part removal of the existing single storey extension to the side (South West) Elevation and the removal of the bay window to the rear (North West) Elevation.



A single storey extension with a lean to roof is proposed along the rear of the property and a two storey hipped roof side extension to the side of the property. The extensions will provide an enlarged kitchen/dining room area, utility and WC at ground floor level. The two storey side extension will accommodate a master bedroom, En-suite and dressing area at first floor level.

The rear extension incorporates rooflights and a bi-folding glazed doors to ensure the area benefits from large expanses of natural light.

4.0 SCALE

The size and scale of the proposed extensions are proportionate with the existing dwelling and blends into the existing structure to ensure the extensions appear subservient to the existing property. The extensions do not impact or have a negative effect on neighbouring properties or their amenity space.

5.0 APPEARANCE



The design has taken reference from the surrounding context including the hipped roofs and material selection to create a proposal that is in keeping with the existing property and area. Planning policy guidance has been adhered to with the integration of a hipped roof to match the existing hipped roof feature maintaining the existing angle of the roof profile to the side extension to ensure the general form and shape of the original dwelling is respected and reflected in the extension to ensure the character of the property is maintained. This provides a positive visual impact and ensuring a positive relationship between the original property and extension when viewed from the street scene. In addition, the ridge line of the side extension is lower than that of the existing roof ridge line creating an extension that blends in with the existing property, in turn the same eaves and verge detailing of the side extension reflect that of the existing property.

A limited palette of quality materials such as Upvc white coloured windows, tile roof covering and a white rendered finish to match the existing and neighbouring properties, integrated with simple and quality detailing are used to enhance the positive visual impact of the design. The proposed window sizes and positions are proportionate with the existing windows to provide symmetry throughout the property. The proposed window to the WC in the South East elevation is to be constructed from obscured glazing to ensure privacy.

6.PRECEDENT

Similar two storey side extensions and single storey rear extensions in terms of site factors (proximity to neighbour's/street scene) and scale have gained approved in recent times, attention is drawn to the following applications:

Application Nos.

- 3/2014/0931
- 3/2014/0407

7.0 CONCLUSION

In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact, architectural design for the site and surrounding area and will complement the existing street scene. The extensions will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposed extensions do not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light. The site is within an established residential area in which similar sized extensions have been undertaken to neighbouring properties and to properties in close proximity.