DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the
Proposed raising of the roof and conversion of
the Existing Loft to Facilitate
First Floor Accommodation and
Associated Alterations and
Refurbishment Works
To Sunridge, York Lane, Langho

Date: February 2021
Job ref: 6174

SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

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 Midgley, as part of a Householder planning application for the proposed raising of the existing roof and conversion of the existing loft to facilitate new habitable first floor accommodation and associated alterations and refurbishment works to Sunridge, York Lane, Langho.

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

- 6174 - 01A Existing Plans, Elevations and sections
- 6174 – 02 Proposed Plans, Elevations and sections
- 6174 – 03 Site Location Plan
- 6174 – 04 Block Plan
- 6174 - Bat Survey

2.0 SITE

The property is located along York Lane which is accessed from Whalley road. The site comprises of a driveway suitable for the provision of two vehicular parking spaces and garden amenity areas to front and rear of the site.

3.0 PROPOSAL/DESIGN

To facilitate usable space in the loft it is proposed to remove the existing roof structure and increase the eaves height of the dwelling and construct a new roof. To ensure the proposed loft areas benefit from natural light entering the space, rooflights and a lead clad dormer are proposed. The increased height in the loft areas will allow for the formation of a bedroom, dressing room and a bathroom.

The existing garage opening is to be infilled to allow the garage to be converted to a laundry room, store and En-suite. A new door and sidelights are proposed to the south east elevaton in the position of the existing window opening and 2no. windows are proposed to the north east elevation. The central chimney is to be removed and the chimney located on the north west elevation is to be built up to accommodate the increase in roof height.

There will be no increase in habitable bedrooms (3no. proposed) as existing with no affect on existing car parking provision currently serving the property by means of the 2no. parking spaces to the existing drive. The existing garage to be converted is currently used as a store and is insufficient in depth to house a vehicle.

4.0 SCALE

Following implementation of the proposals the size and scale of the dwelling will be proportionate and blend into the existing structure to ensure the dwelling will appear subservient to its surroundings. The proposal does 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 material selection to create a proposal that is in keeping with the existing property and area. The existing hipped roof is to be removed and replaced with a pitched roof in keeping with neighbouring properties. This provides a positive visual impact and ensures a positive relationship between the property and neighbouring properties when viewed from the street scene. In addition, the same eaves and verge detailing have been utilised to reflect that of the existing property.

The material selection throughout is to match the existing materials ensuring coherence with the existing. The proposed window sizes and positions are proportionate with the existing windows to provide symmetry throughout the property.

6.0 CONCLUSION

In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact for the site and surrounding area and will complement the existing street scene. The proposals will provide quality aesthetic whilst using materials and design principles to respect and ensure they are in keeping and harmony with the existing and surrounding properties. The proposals do not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light.