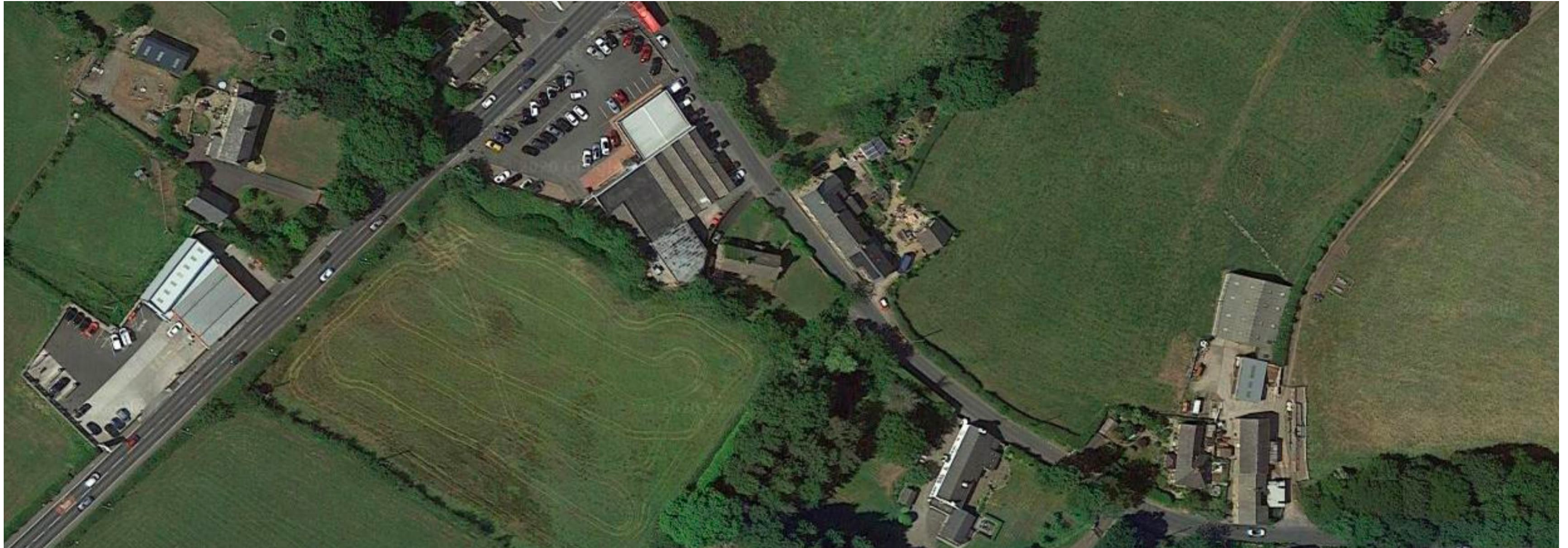


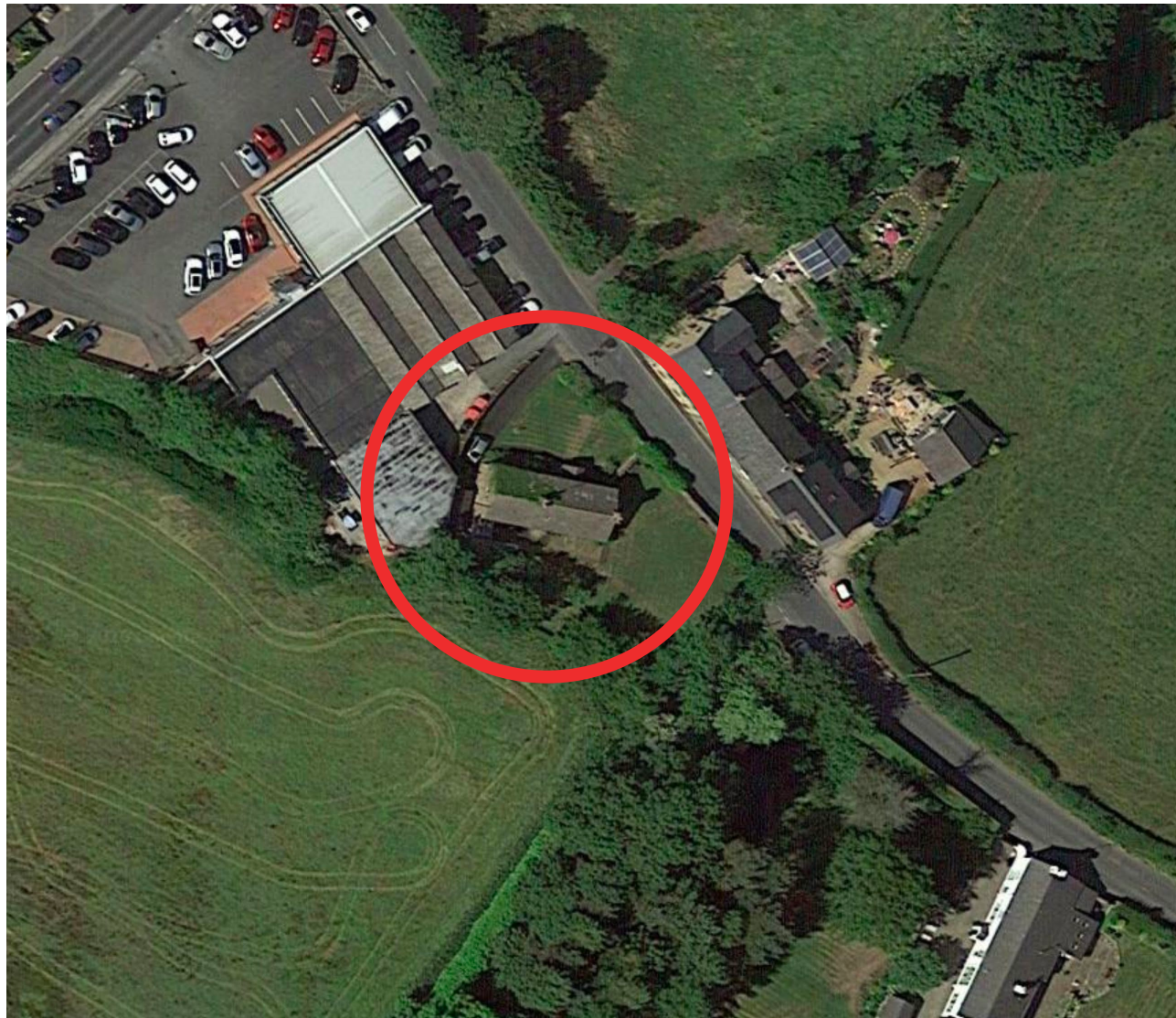


Design Statement

Lower Abbott House

May 2021

lower abbott house



Existing

Lower Abbott House is a two storey detached house with associated outbuildings. Walls are generally finished in grit stone however window openings have been altered and adapted. The south elevation has been largely rebuilt with concrete window surrounds and render finish. The roof has a slate finish

There is a detached garage to the west plus a grouping of single storey outbuildings to the south and west.

Neighbouring properties include a commercial garage to the northwest and cottages to northeast. There is open countryside to the south and west, plus garden to the east.

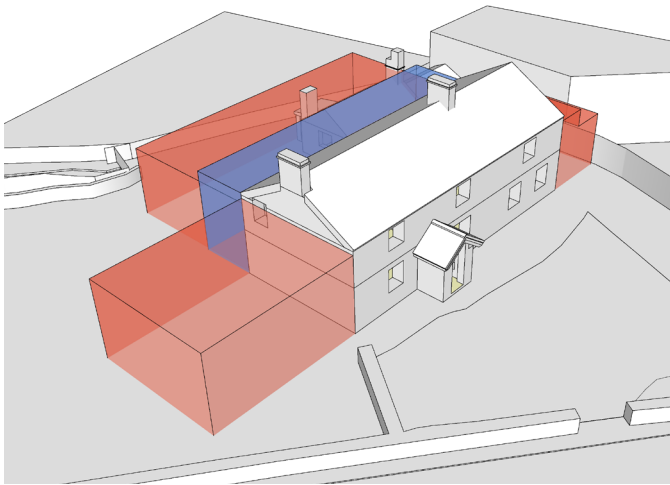
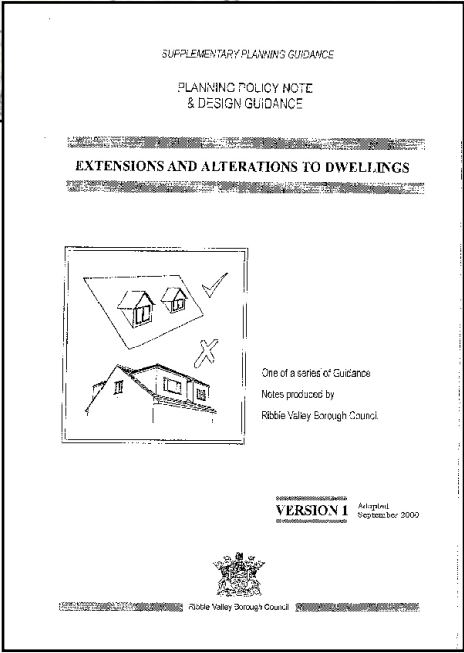
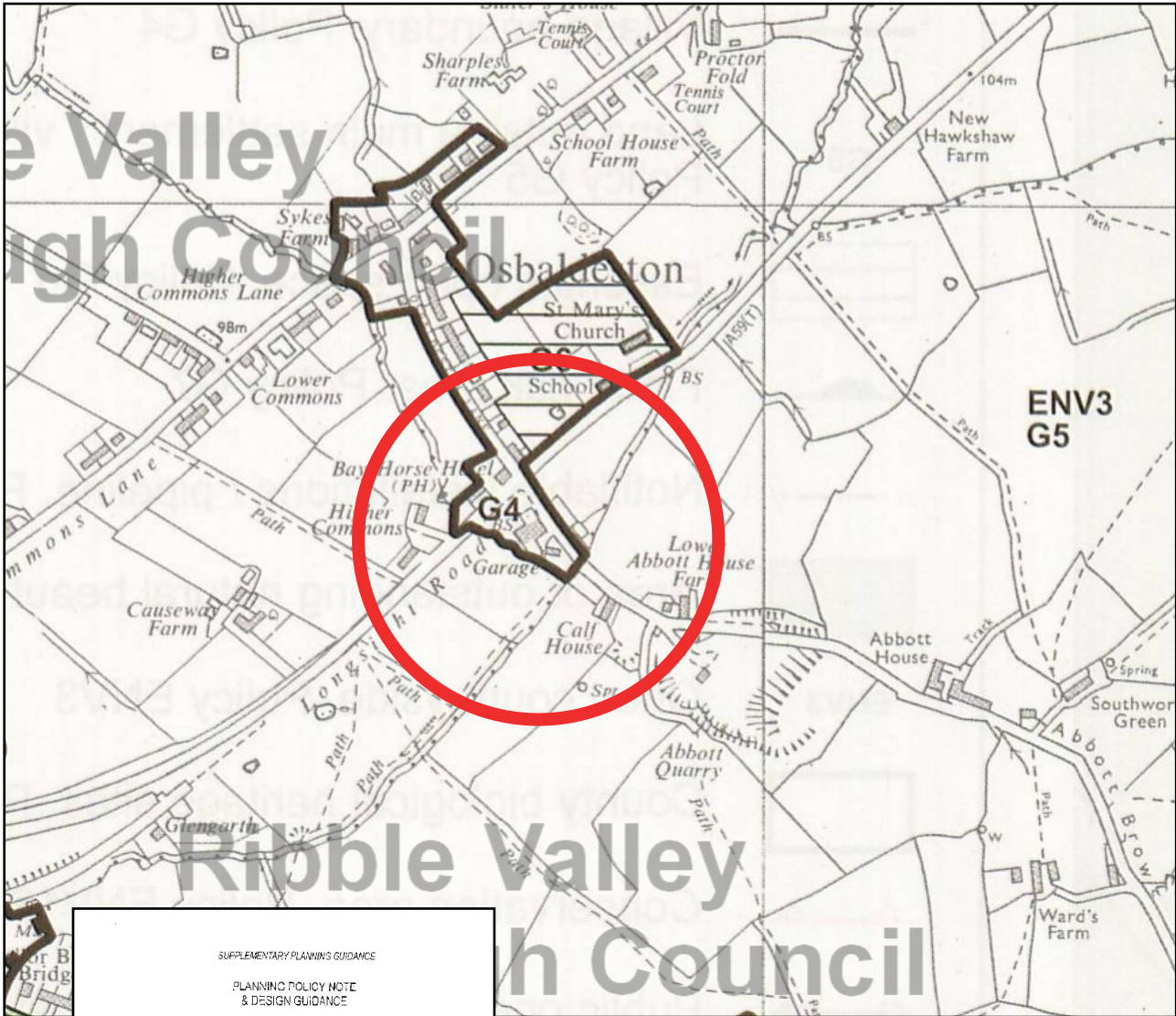
Generally the property is in a poor condition and in need of renovation. Internally the ceilings and eaves heights are low and the windows are small, giving a dark and rather oppressive character.

Existing Areas

site area	1060 m2
house	
ground	113 m2
first	110 m2
outbuildings	
outbuilding	24 m2
garage	14 m2
lean-to	12 m2
total	273 m2
gross external areas	



lower abbott House



Planning application

Householder planning application for :-
'Alterations and extension to existing dwelling house'.

Planning

RVBC local plan confirms Lower Abbott House to be within Osbaldeston village boundary.
RVBC's online website shows no planning history for Lower Abbot House.

Pre-application enquiry

RV/2021/ENQ/00034

RVBC's pre-application enquiry response was generally supportive, concluding as follows :-

"The proposal presented is considered to be an appropriate form of development in this location and does not directly conflict with any of the relevant core strategy policies".

The response all highlighted the following :-

- a. not within a conservation area, greenbelt, of AONB and there are no protected trees on the site'.
- b. bat survey not required
- c. no loss of residential amenity
- d. 3 car parking spaces required
- e. no flood risk assessment required

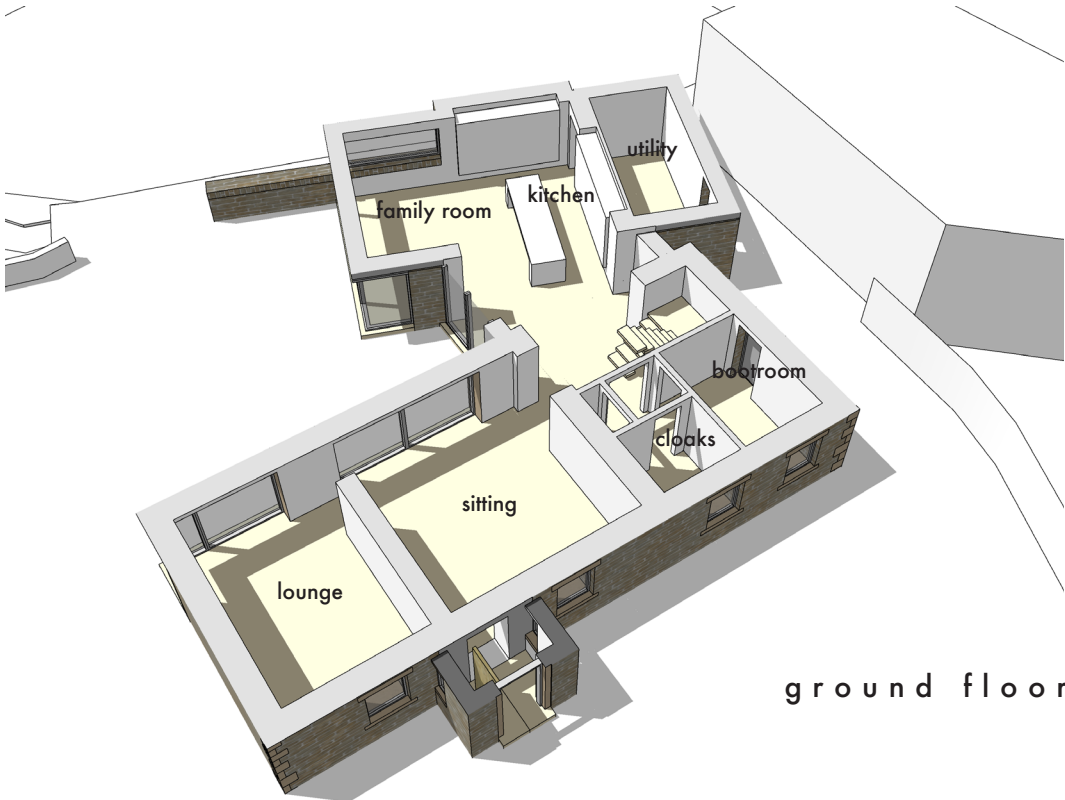
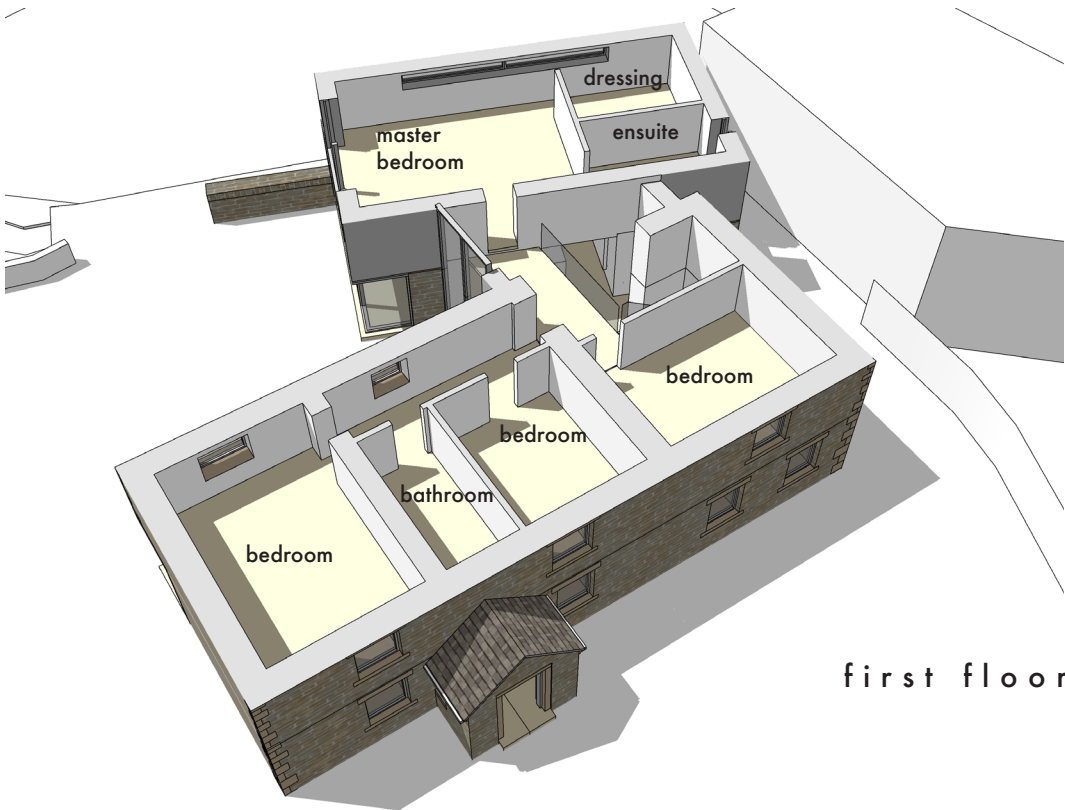
Supplementary Planning Guide

The proposals have been prepared taking into consideration the guidance offered in RVBC's supplementary planning guide (SPG) for 'extensions and alterations to dwellings'

Permitted Development Rights

The pre-application enquiry included details of the extent of the works that could be undertaken using the property's permitted development (PD) rights. This would suggest an extension of up to 206m2 area (gross external footprint) could be added under the property's PD rights. This equates to a 57% increase on the existing accommodation and 92% on the existing house.

lower abbott house



Use

The use of this residential property will be unchanged.
The extension provides a kitchen/family room at ground floor, plus master bedroom suite at first floor. The open-plan arrangement will assist the family in the home-education of their disabled son.

Amount

The existing outbuildings are to be removed.

existing		273	m2
proposed	ground	184	m2
	first	174	m2
	total	358	m2
		gross ext.dimensions	
increase		31	%

This increase complies with the guidance offered in RVBC’s supplementary planning guide and was noted as acceptable within the pre-application enquiry response.

Scale

The two storey extension follows the profile of the existing house with similar eaves height and roof pitch.
The height of the extension is nominally lower than the existing house.

Materials

Materials will respond to the existing house and neighbouring properties.
Roof - slate to match existing
Walls - natural stone and render

Appearance

The existing house is to be fully renovated with existing features retained and repaired.
Alterations to the elevations of the original house are generally limited to the south elevation (previously rebuilt).

The extension is sited to the north west of the site and will be almost fully concealed from the Abbot Brow. It is spaced away from the existing house, with a lightweight glazed link, to ensure ‘old’ and ‘new’ can be clearly understood.
The extension is canted to follow the existing boundary line, reducing the possible impact on the existing house.
Proposed windows to the south elevation of the existing house and to the extension will encourage natural light.

The plan sites the service rooms to the west, acting as an acoustic buffer to the neighbouring commercial garage.

Access and Parking

The house is designed to be used and fully accessible for their disabled son. Including level entrance thresholds, ambulant staircase, bathroom provision, etc...

The existing site entrance will be unaffected by the proposals. 3no car parking spaces will be provided (as requested in RVBC’s pre-application enquiry response)

lower abbott House



south east view



north view