

Proposed Development at 11 Risedale Drive, Longridge

Introduction

The existing property is a two bedroom bungalow with an extended flat roof garage and rear conservatory extension.

Client Brief

The property is in need of modernisation in relation to layout as well as aesthetics. The brief is to create a modern open plan living space with an en-suite bedroom on ground floor as well as an office for home working.

Additional bedroom accommodation is to be created by converting the roof space and adding a dormer to the rear elevation.

Design

The proposal can be separated in to 3 parts when considering it for planning purposes.

The first part of the proposal will see the unused flat roof garage be demolished and replaced with a narrower side extension in its place with a pitched roof to improve the appearance of the principle elevation. This extension will provide space at the rear for a walk in wardrobe and en-suite for the ground floor master bedroom. The front part of the extension will be used as a gym which can be accessed externally or through the walk in wardrobe for easy access to the en-suite.

This part of the proposal would meet the design criteria for an acceptable single storey side extension and whilst it sees the removal of an existing garage the property will still retain 2 off road parking spaces which is the requirement for a 3 bedroom dwelling.

The second part of the proposal will see the demolition of the previous conservatory extension. This will be replaced with a sun lounge with a tiled roof to provide an all year round usable room. This room will be connected to the newly configured open plan living space.

This part of the proposal would also meet the design criteria for an acceptable single storey rear extension.

The internal alterations (not subject to planning) will see the existing bedroom on the front of the property changed to be a home office which provides the current owner with everything he needs on ground floor to complete the re-design of the internal layout.

The final part of the proposal is the conversion of the roof void. This will be accessed via a new stair in the enlarged entrance hall. At this level there will be two bedrooms and a shared bathroom. The roof void accommodation is all located to the rear of the property so that the dormer extension is only required on the rear of the property.

The dormer would comply with permitted development criteria with the exception of the wall cladding. The extent of the dormer is more than 200mm back from the eaves, the height is lower

than the existing ridge and the volume is less than 50m³. The proposed grey composite roof cladding would in our opinion be of similar appearance to a grey tiled roof but as the roof is being replaced the dormer proposals aren't currently similar in appearance to the existing roof so permission is being sought via this planning application.

Conclusion

It is considered that the proposals are acceptable forms of development and should receive the support of the planning department.