

SUPPORTING STATMENT

Proposal: Proposed alterations at the rear to create a new two storey extension and single storey extension including internal alterations.

Address: Cuttock Cough Farm, Mill Lane, Waddington, BB7 3JJ

Date: 7th December 2022

This statement has been prepared in support of the application for proposed alterations at the rear to create a new two storey extension and single storey extension.

Introduction:

The property is a former detached farmhouse, located on Mill Lane. This is located within an establish residential area, within the AONB.

The property is located within a large curtilage including a maintained garden, pastures, stables, and woodland.

Planning History:

3/2021/0212 – Refused

Proposed alterations at the rear to create a new two storey extension and single storey extension.

3/2021/0698 – Approved 13th September 2022

Proposed alterations at the rear to create a new two storey extension.
Resubmission of 3/2021/0212.

Proposal:

Having obtained planning approval, for extensions to the rear of the property. The Applicant has acquired quotations for the proposed works, from several local Contractors. Due to the increase in costs of building materials and labour, and the rising cost of living, the Client wishes to apply for some minor alterations to the approved scheme.

The proposed alterations to the existing two storey extension, including roof alterations, are not justified by the amount of space achieved by the approved alterations. Therefore, we propose to keep the width of the proposed extension as existing. The depth of the existing extension will be increased to 4963mm (5000mm approved), to allow for a pitched roof at single storey and fire escape window to comply with building regulations.

The proposed roof formation will be as existing. The existing roof will be continued to the new eaves level with a small, pitched roof gable to accommodate the required escape window.

The side extension will be built as previously approved, but without the three-step wall to reduce costs. This will comprise of a utility, boiler housing and ground floor wc.

A single storey rear extension 7600 x 2800mm was also approved under application 3/2021/0698. The proposal seeks to reduce the width of this extension to 7449mm and increase the length to 3027.5mm.

The appearance of the proposal will differ slightly from the approved application. The existing rear bedroom window and rear kitchen window will be re-located, including stone surrounds. The single storey will have aluminium sliding doors on the rear and side elevation, to provide views out to the garden area.

Materials:

The proposed materials will be similar to the existing dwelling or as previously approved.

Roof: The existing cement tile on the main dwelling needs replacing, as this has reached the end of lifespan and is failing. The Client wishes to replace this with slate, to match the neighbouring properties.

Walls: Random coursed stone as existing dwelling

Windows: Cream aluminium windows to match the existing dwelling, with stone surrounds. The existing rear kitchen window and stone surround will be re-fitted to the first-floor bedroom. The existing rear bedroom window and stone surround will be re-fitted to the utility rear elevation.

Doors: Cream aluminium sliding doors to the rear extension. Timber utility door.

Conclusion:

The proposal has very few amendments to the previously approved footprint, and these will allow the applicant to proceed with the works at the property.

The alterations to the rear, will have no impact on the existing street scene. The proposed materials are similar to the existing dwelling, and neighbouring properties.