

SUPPORTING STATEMENT

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: 26th June 2023

This statement has been prepared in support of the application to vary Condition 2 of approval 3/2022/1138

Introduction:

The property is a former detached farmhouse, located on Mill Lane. This is located within an established 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.

3/2022/1138 – Approved 9th February 2023

Proposed two storey and single storey extension to rear. Previously approved under 3/2021/0698

Proposal:

A planning application was submitted in December 2022, which reduced the first-floor extension from the previously approved application, to allow for a 22-degree pitched roof at single storey and fire escape window to comply with the building regulations. This included minor roof extensions to the existing extension and a small dormer to the rear. The application was approved.

The proposed first floor extension was 1.189m, which was the minimum requirement to allow for a fire escape window from the first-floor bedroom.

The Applicant has acquired further costs from local Contractors and a Structural Engineer. Due to the first floor needing a substantial steel frame to support the cantilevered design, the minimal first floor extension can not be justified. This also creates difficulty supporting the existing roof structure.

Therefore, the Client wishes to retain the first-floor extension, as existing. The single storey roof would be 22 degrees, as previously approved. The existing kitchen window which is to be removed as part of the works, will still be reinstated in the first-floor bedroom.

A small trough will be formed in the single storey roof, to provide means of escape from the first-floor window and to ensure compliance with building regulations. This will be hidden from view from the rear elevation, and only a small section of the trough will be seen from either side elevation, to allow for rainwater runoff. The trough will be constructed with a preformed metal and will be similar to the existing gutter between the main roof planes.

The footprint and general appearance of the single storey extension will be as the approved drawing, PL.00.01D 08.02.2023. But with the addition of the trough, and no changes to the existing first floor footprint or roof formation. The alterations made, ensure the first-floor window provides means of escape and compliance with building regulations, with minimal alterations to the approved scheme and existing dwelling.

Therefore, the Appliance seeks permission to vary Condition 2 (see below) of application 3/2022/1138:

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan Drawing No: L.32.01

Proposed Plans + Elevations Drawing No: PL.00.01D 08.02.2023

Existing + Proposed Site Plans Drawing No: L.32.02A 08.02.2023

Conclusion:

The proposal has very few amendments to the previously approved, 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 and there is very minor differences between the approved / existing and the proposed.