

# NEWLAKE ARCHITECTURE

Architectural & Planning Services

Planning Statement © 15 Roseacre Close

## Introduction

This Planning Statement is submitted to provide the background and rationale to the proposed development. The proposal is for the erection of a ground floor side extension to the existing dwelling house.

The submission demonstrates why and how the development is appropriate to the area and how it is an acceptable and sustainable form of development and should therefore be granted planning permission.

## The Site

The application site is located at the end of Roseacre Close. The end plot is occupied by a detached house, and there is a gap to the eastern and southern side of the house, adjacent to the boundary. The house has been extended and altered from its original form with a loft conversion with dormer on both sides. The front garden is wholly hard surfaced with brick pavers. There is a dropped kerb onto Roseacre Close that provides for 2 vehicle parking and which provides access to the existing garage that is not attached to the side of the house. The site boundary gardens is defined by a 1.8m high fence. The rear garden has different levels and before going flat. Land levels rise from the rear to the highest point at the front of the property. The rear garden backs onto the road. The space to the side of the building, opposite Aultone Way is in part occupied by a detached single storey garage and an additional wooden shed structure and different level of ground height. The surrounding area is residential in character comprising two storeys terraced and semi-detached dwellings. Many have been extended or altered from their original form. Most of the properties within the area have small front gardens, many of which have been paved. There are however some street trees within the area.

## The Proposal

The application seeks planning permission for the erection of a single storey extension to the side of the house, for the use of the occupants as a larger kitchen space. The rear garden will not be impacted by the development. The extension will infill the 7.0m gap to the site boundary with a 5.1m extension. It will be connected to the existing garage that will be used as a home office and utility. The extension will be built into the ground and will have no impact on the neighbouring properties. The ground floor will provide a kitchen and dining area, shower room, utility and home office. Surround in brick walls that will match the existing dwelling and flat roof. The existing garden at the rear of the property will not be impacted by the development as this is the area of the garden that has the most outdoor activity. Boarded fence between any adjoining properties will remain as existing. It is acknowledged that the design and appearance of the new extension looks large. This is however appropriate in this location given that it will have no impact on the surrounding properties as it is on a low level, and the same appearance as the existing house, it is a detached house, and a corner property in a private road, is consistent with the modern appearance of other houses in the area that have been refurbished or extended. It can therefore be successfully integrated into the existing community. The siting, scale design and appearance of the development is considered appropriate to its surroundings. The dwelling will still retain a good size rear garden. The new extension will be incorporated into the existing landscaping, and does not dominate the frontage.

## The Impact on Neighbouring Properties

The property occupies a corner plot and has been designed so that there will be no significant impact to the neighbouring properties in respect of daylight, sunlight, outlook or visual intrusion. The positioning and form of new windows will ensure that there will be no adverse impacts on the amenities of the adjoining occupiers in relation to overlooking or loss of privacy.

## Trees, Ecology and Landscaping

There are no trees within the site that will be affected by the proposed development.