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# Planning Statement

- supporting -

## Application for Shower Room Extension

- at -

### 'Birchdale', Market Lane, Crimplasham

#### **Introduction**

This application seeks permission for the construction of a small, single storey extension to the rear of an existing dwelling house to provide ground floor sanitary accommodation to the house

#### **Background**

Birchdale is a large detached family dwelling set to the rear of an extensive plot off Market Lane. The property is historic in origin with its footprint being recognisable at least as far back as the late 1880s where it can be seen on the First Edition OS mapping.

The house has been subject to significant alterations including large extensions to the north, east and west the most recent being the formation of a sunroom to the east which received Planning Approval in 2009.

#### **Proposal**

The proposed extension will be of very modest scale with a footprint of 6.8m<sup>2</sup> and an overall height not exceeding 2650mm.

The extension represents a continuation of an existing, flat-roofed element on the northern elevation which is of modern construction.

To minimise the impact of new works on the foundations of the existing house, it is proposed that the extension will be of "lightweight" timber framed construction and will receive a Cembrit type boarded finish to minimise maintenance of the boards since its location on the northern elevation means it will not be exposed to sunlight.

Internally the extension will provide a single shower room at ground floor level by extending through from an existing WC. The new room will receive natural light from a window to the north and a small rooflight through the flat roof above.

## **Conclusion**

The proposed extension will have a very minimal impact on the surrounding area but will provide much needed amenity to the occupants of the dwelling.

The nature and materiality of the structure is commensurate and sympathetic to the remainder of the dwelling but is also concealed from public view so has no discernible impact on the surrounding environment.