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**13 South Terrace , Cornsay Colliery, Durham**

## **Planning Statement**

Planning Application for a side extension

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## 1.0 INTRODUCTION

1.1 This statement is being submitted in support of a planning application for the replacement extension and new front porch at a dwelling at 13 South Terrace, Cornsay Colliery , Durham. This application is being submitted on behalf of the owner and applicant.

1.2 The description of development is as follows:

*Replacement side extension at 13 South Terrace, Cornsay Colliery, Durham, DH7 9ED.*

1.3 In addition to this Planning Statement, this application is supported by a, location plan, proposed and existing elevations ,floor plans and 3D visuals.

1.4 This statement provides a description of the proposed extension and demonstrates how the proposals will achieve a high-quality design appropriate for the sites setting and intended use.

## 2.0 DESIGN AND ACCESS STATEMENT

2.1 This Statement is submitted in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and National Planning Practice Guidance. In particular, the Statement explains the design principles and concepts that have been applied to the development with regard to:

- Amount of development
- Layout
- Scale
- Appearance
- Access

2.2 The National Planning Practice Guidance states that a Design and Access Statement must:

- a) Explain the design principles and concepts that have been applied to the proposed development; and
- b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

2.3 The NPPG also sets out what should be included in a Design and Access Statement and makes the following points:

- A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.
- Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

## 3.0 THIS APPLICATION

3.1 In order to allow a proper assessment of the proposals, the pre-application is accompanied by:

- Location Plan
- Existing and Proposed Site Plan
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Existing Photos
- Proposed Visuals

## 4.0 SITE DESCRIPTION AND CONTEXT

- 4.26 The site is located on the property known as 13 South Terrace on Hedleyhill Lane in the village of Cornsay Colliery. Cornsay Colliery is a rural village located a few miles West of Durham.
- 4.27 The properties adjacent to the site on the Northern side of Hedleyhill Lane are all terraced properties of 2 storeys.
- 4.28 The existing property at 13 South Terrace is an end terrace . The property is currently a family home it has become clear that the works required to modernise the property are to improve the longevity and functionality of the house as a long term family home.



Property as viewed from Hedleyhill Lane

- 4.29 The existing dwelling is reflective of the vernacular style with the addition of a double garage extension.
- 4.30 The dwelling has a rendered finish with a tile roof.
- 4.31 Car parking at the property is accessed directly from Hedleyhill Lane and is situated in front of the existing dwelling.
- 4.32 To the rear of the existing property has a generous garden which is terraced and gives beautiful views across the adjacent fields.



- 4.33 The total site area is approximately 595m<sup>2</sup> with the existing dwelling and garage covering a total of 106m<sup>2</sup> of the area.
- 4.34 There is also access to the property from the back lane (South Terrace) via double back gates to which there is a right of way.



View west from the rear of the plot with back access gates

## 5.0 THE PROPOSED DEVELOPMENT

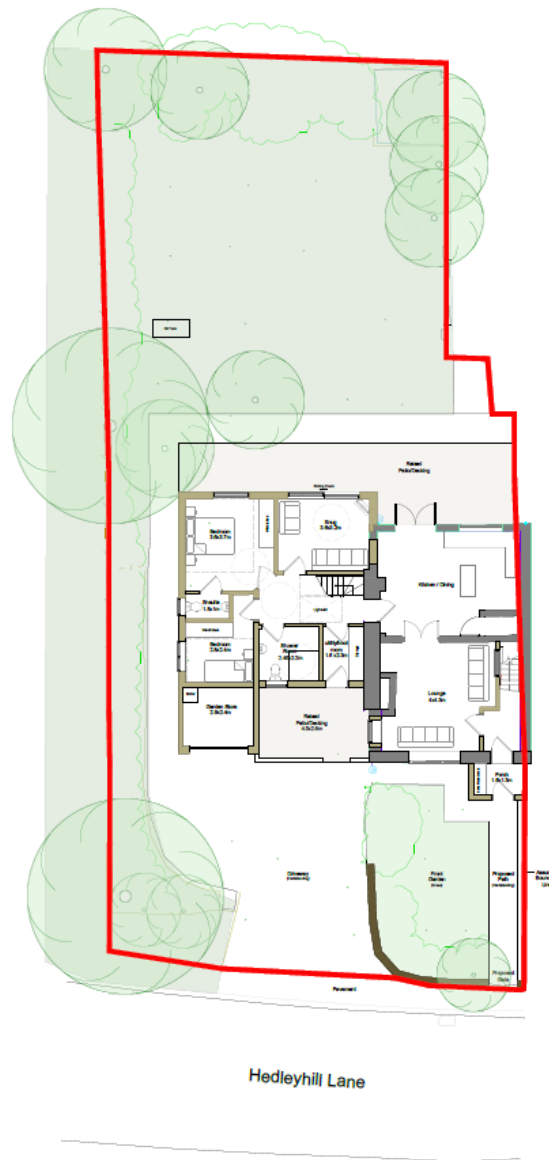
- 5.1 The proposed development involves the demolition of the existing garage and the erection of a new extension that is better designed for the site and creates a modern living environment. In addition is a new porch to create a more appropriate principal entrance.
- 5.2 The proposal offers the opportunity for 13 South Terrace to become a comfortable family home and provide downstairs living and care for less able members of the family.
- 5.3 The double garage would be replaced by a modest extension of similar footprint that delivers 2 bedrooms along with an ensuite, shower room, utility, lounge and multi use space within the roof.
- 5.4 The proposed dwelling has a footprint of 139m<sup>2</sup> compared to the previous properties 106m<sup>2</sup>.



Front Elevation

- 5.5 Stone and render finishes are a prominent feature amongst other properties along Hedleyhill Lane and as such this detail has been picked up by the Architectural design.





Proposed site layout

- 5.6 The layout of the site has been carefully considered and the proposed replacement extension will be located in a similar location to the existing double garage so that there will be no negative impact upon the amenity of existing neighbouring occupiers.
- 5.7 New hard landscaping would be introduced to improve the appearance of the property. The new hard landscaping will also present an opportunity to improve the access on the site. Presently as can be seen below there is space for 2 cars park on the driveway at the front of the property however you are not able to access the site by foot from an alternative point. The revised design above still allows for two car parking spaces, however, by providing a new gated access to the site and proposed path creates a safer pedestrian access to the proposed new principal entrance.



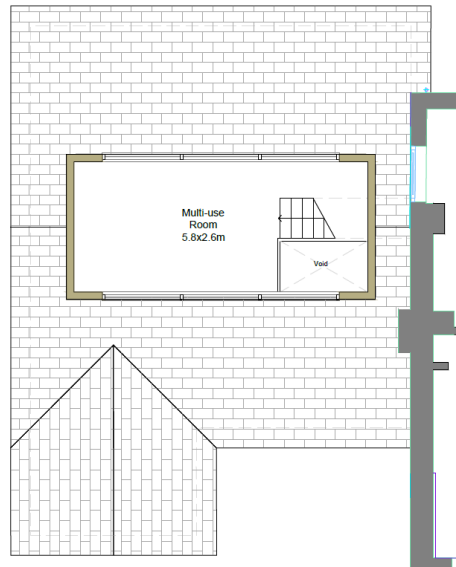
Existing access and hardstanding on site frontage

- 5.8 Hard landscaping to the rear of the property will be installed level with the proposed rear doors to give an attractive patio area.



Existing access gate and hardstanding to the rear of the property





Proposed floor plan (FF)

- 5.11 The first floor above the extension includes a multi use room looking towards the garden and fields beyond. This is proposed to be a multi-use room for work or hobbies and provides a vantage point with panoramic views across the surrounding landscape.
- 5.12 A proposed new entrance to the property will help make sense of the property and will be visible from the road. This architectural feature will help visitors understand the layout of the property and help them locate the principal entrance. The design is also reflective of neighbouring properties.



Front Elevation

- 5.13 The aesthetics of the building have been carefully considered and the proposed façade design presents a blend of modern design complemented by traditional materials.

- 5.14 It is proposed that the new dwelling be clad in stone, render and timber and stone lintels be used.



Example of use of stone in the locality

- 5.15 The above terraced properties are neighbouring to 13 South Terrace, the application site and it is proposed that the new dwelling would present a similar materials palette.
- 5.16 The proposed design has been carefully considered and it is felt that it presents an attractive design into an area of traditional homes.



## 6.0 CONCLUSION

- 6.1 The proposed development has been carefully designed to be a contemporary extension that sits comfortably within its immediate and wider setting.
- 6.2 The above clearly sets out the reasoning for the approach taken and how the design responds to the opportunities and constraints of the site.
- 6.3 On the basis of the above it is clear that the design of the dwelling is in keeping with the surrounding area and the access and car parking of the proposed dwelling will be much improved over the extension it replaces.



## 7.0 APPENDIX

### Photos of existing site



View from Hedleyhill Lane



Existing Front Elevation



Existing double garage



Existing hard standing



Rear garden



Rear Elevation

## Proposed Visuals



Proposed Front Elevation



Proposed Rear Elevation