

DESIGN STATEMENT

Further to previous refusals, we have spent extensive time researching approved plans in the area and taken on board the comments from the officer's reports. In particular, this is in reference to the bulk and size from the street scene which directly link to requirements set out in the NPPF & EN1 Policies.

The site is a detached single-family dwelling set within an extensive plot. The proposed extension would turn what is currently a modest 2 bedroom property into a 4 bedroom family home. The proposal would bring the property in-line with other dwellings with in the road both in terms of scale and character. In fact a high number of properties within Pilgrims Way have carried out larger scale extensions/new builds on similar sized plots.

The new design is an extension of our current property to gain further bedrooms & increased living space. The councils SPD on residential extensions sets out that side extensions to residential properties should be a minimum of 1m from the boundary. We are extending the current house to the eastern boundary and will be leaving a 1.2m gap. This exceeds the councils guidelines and is an increase from previous proposals. The current garage sits much closer to the boundary . The 1.2m gap will match that of 129 Pilgrims Way and their boundary line and will also mirror the gap that is currently on the western side of the house. This gap is currently already 1.2m and will remain.

The loss of garage space will have no adverse impact on parking for the house. The garage is currently used for storage and not large enough for the owner's cars. Cars will be parked on a more extensive front driveway. We will be planting additional shrubbery and trees in the front and rear gardens to increase privacy and maintain the natural landscape of the street scene. The new property will have a larger driveway with a turning point making entering and exiting the property much safer than the existing set up where you have to reverse off the drive.

The new front gable on the front elevation is significantly lower than the existing roof height which is a change from previous proposals. The front extension now only protrudes 1m forward of the existing dwelling. This is well within the Pilgrims Way building line, and sits behind 133 Pilgrims Way. Again this is a considerable decrease from previous proposals. The existing roof height and the new roof will remain the same, which is in excess of a meter lower than 129 Pilgrims Way's roof height. The new ridge line will effectively feel like an extension of what currently exists. This should appease issues raised previously with regards to the bulk of the front elevation and views from the street scene.

When constructing the new roof, there will now be a pitch added to the western boundary, allowing more light to the adjacent property and increased 'sky space ' from both the street scene & between properties. This same pitch will be mirrored on the eastern boundary to promote a perfectly symmetrical design further improving the aesthetic of the front elevation. To compliment this, the walls of the existing dwelling will be brought up to meet the eaves line which will help to integrate the 'old and new' parts of the house and stop one being subordinate to the other. The overall feel of the new design will therefore be in keeping in both its character and appearance with the rest of the road. In effect, the existing dwelling will no longer feel subservient in comparison to other properties within the same street scene.

At the rear of the house the extension has been set to allow a 45 (degree) sight line struck from the rear windows of the adjacent properties, and this passed the light tests in the previous plans submitted. The rear extension has no impact on what is already a sizable garden. The separation distances between adjacent properties are in accordance with accepted standards and there is no loss of amenity or overlooking as a result of the development

The property will be mostly a rendered finish but will add character by using facing bricks on the front elevation of the extension and a tiled roof comparable to similar properties within the road.

In conclusion, the new proposal has addressed issues of scale in particular reference to the street scene & increased 'sky space'. The side extension has decreased in height, width and depth to adhere to a less 'bulky' form. It is in keeping in size when compared to other local developments and its design compliments the character of the wider area by adhering to the policies mentioned. The new proposal is well proportioned and reflects that of other 4 bedroom properties within the vicinity. There is also an argument to suggest that the current existing property is in desperate need of development in order to bring it in line with the rest of the road. The height of the proposal has been kept to a minimum to ensure its compatibility within the street scene and the house has now been designed to ensure the bulk and scale of the development fits sympathetically with its surroundings. The natural increase in size from an unusually small starting point will result in a development which will provide a valued family home no longer out of context with the rest of the area.