

Design Statement for an Extension
Garage and Rooflights
20 Clarence Road
St Austell PL 25 5NL

The proposal is for a householder planning application. The proposed family dwelling is for an extension with a garage.

1. Existing Site

1.1 The Proposed site area is 672 m². The site is generally level and to the west corner and north side of a steep bank.

1.2 The house is owned by a local family.

1.3 On the east side of the site is the St Austell River. The Environment Agency maps show this is outside of the flood risk area.

1.4 Along the east of the riverbank there are small trees and hedges.

1.5 The south/west boundary has a section of an older hedge and blockwork boundary wall and timber panel fencing.

1.6 The north houses above Sparnon Close are set above the proposed roof levels. The other neighbouring houses on Clarence Road are generally level.

2. Existing Site Access

2.1 The site from the existing entrance is generally level with a threshold.

3. Existing Site Features/ house

3.1 The house roof is dual pitched with concrete tiles. The external walls are rendered and painted.

4. Parking

4.1 The site has two small parking spaces.

5. Planning History

- 5.1 The records from the existing dwelling are not shown on the planning portal.
- 5.2 There was a current pre-application last year PP-09677120. There is a current full application for 4 supported assisted flats PP-09677120.
- 5.3 The property is sold as a single dwelling.
- 5.4 The proposed householder application is for an extended single dwelling.

6. Proposal in Detail

- 6.1 The proposal is for both the ground floor and first floor extensions.
- 6.2 Raw ground floor walls are to be clad in external insulation with painted render.
- 6.3 The existing UPVC windows are to be replaced with UPVC windows.
- 6.4 The extensions will be a render finish painted or slate hanging to match the proposed dwelling.
- 6.5 There is a pervious pavement for the parking area / hard standing and there is a garage and workshop.
- 6.6 The dwelling will improve the house and neighbourhood.

7. Accommodation

- 7.1 This is a local family home.

8. Summation

- 8.1 The proposal will improve the house.

9. Access statement

- 9.1 The proposal will comply with the current British Standard and Building Regulations for access.