



BUILDING SURVEYORS & ARCHITECTURAL DESIGN

Heritage, D&A Statement

**Addition of 2-storey side extension
at**

**Glencoley,
Short Lane,
Litton,
BA3 4PN.**

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WWH/001/P3016

Prepared by:

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1.0 Preamble

The proposed works at Glencoley, Short Lane, Litton, involves the construction of a new 2-storey side extension to the side of the existing dwelling, alongside the existing gable wall. Demolition of the existing single garage and a proposed new signal garage adjoining the extension. Situated within a conservation area.

2.0 Introduction

HEAMES Building Surveyors and Architectural Design are acting on behalf of Mr Matthew Garland of Glencoley, Short Lane, Litton, in the submission of an application for Planning Permission for the construction of a new 2-storey side extension to his family home.

The following plans are included in the application:

- DWG – P3016-E-001c [Existing Drawings]
- DWG – P3016-P-001d [Existing Drawings]
- DWG – P3016-OS-001 [OS Map – Site Location Plan]

The purpose of this statement is to provide a description and justification of the proposed works. And to state that we believe the proposed development is a suitable response to the site and its setting, whilst taking into account the significance of the heritage asset.

The proposed extension of the house is in keeping with the surrounding buildings and does not impact on the residential amenity of the neighbouring properties.

3.0 Site and Surroundings

The property in question, Glencoley is a semi-detached property connected to 'Trefenter' to the left side (if viewed from the Front). To the rear is a large garden with views looking over fields.

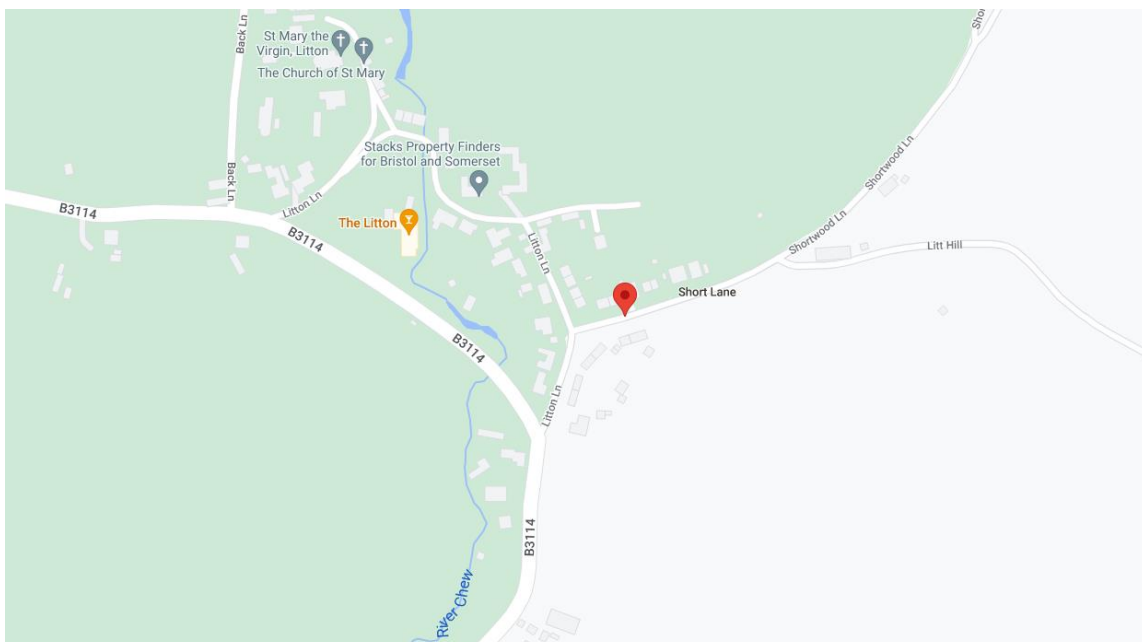


The proposed side extension will be to the right side of the property alongside the existing gable wall.

Short Lane consists entirely of residential dwellings with fields to the rear and part front.

Short Lane is located in Litton, to the South East of Litton. This is a rural location without shops and amenities within easy walking distance of the proposal site.

There are good roads, bus and train links into main built up surrounding areas providing easy links.



3.0. Design

The development will involve the construction of a 2-storey side extension to the existing dwelling. Demolition of the existing single garage and construction of a new single attached garage.

3.1. Purpose

This will help Mr Garland to accommodate his growing family, providing much needed additional facilities, bedrooms and storage space for his family.

My client's family have only recently acquired the property with this in mind. Mr Garland is the homeowner, it is a freehold property. The family is very settled down in this location, has been living nearby in another property for many years. When this property became available Mr Garland went for it with hopes of being able to create a large enough extension to meet the needs of his young family, with more young children on the way.

Mr Garland works just a 10 minutes' drive away from his home and the children go to the local schools. The house is in a great rural location with good transport links to surrounding major areas. The family have no desire to relocate and would instead like to expand their home to match the growth of the family. The house is situated within a group of houses on Short Lane, it is a quiet peaceful street and area.

The family would like to extend the side of the house to include extra bedrooms, a larger kitchen, an en suite, and slightly better positioned and larger garage. Mr Garland's family is growing as mentioned, and creating space for an additional en suite, and additional storage space would remove any strain on existing facilities.

3.2. Drainage

I have not inspected drainage on site.

3.3. Proposed Works and Appearance

The proposed works consists of providing the necessary groundwork's, constructing walls and new roof to match the existing. The appearance of the extension will be simple, appealing and designed in keeping with its surroundings and the neighbouring properties with all materials to match the existing building apart from the wall finish which will be a smooth cream render.

The dimensions of the proposed side extension are 9.22m in length and 4.00m in width. The footprint of the new 2-storey extension is 36.88m² and the height will match the existing roof.

The gable wall of the extension will be 5.27m from the side boundary fence and 6.43m from the neighbouring property to the right side (at the nearest point).

3.4. Layout

The layout of the new extension will make more efficient and effective use of the house. The new extension will allow for a moderate sized garden to be retained at the front and rear of the property.

3.5. Access

The front of the property has very generous parking facilities with room for 3 cars on the driveway, another space in front of the driveway and an additional space in the garage.

4.0 Summary

This application seeks permission for the construction of new side extension which will provide considerable benefits to Mr Garland's family. The ability to access additional bathroom facilities will make a huge difference to the family, when various members of the family needs to use the bathroom at the same time.

The new larger and additional bedrooms will provide quality living space for the growing family and the enlarged kitchen will provide a quality additional space for a family sitting area where they can eat together as a family. Additional storage space is a key factor for a family and this extension will provide this much needed additional space.

I would hope that the proposed extension can be shown to have no detrimental impact on the neighbouring properties or to the conservation area as a whole, and will make optimal use of the plot of land.

Consideration has been given to the surrounding environment of the proposed side extension and this statement supports the proposal as having no negative implication on the site and instead providing favourable benefits.

I should hope that you have enough information to approve the application but, should you require anything further from HEAMES Architectural Design & Planning Consultants, please do not hesitate to make contact.