

**PERMITTED DEVELOPMENT EXTENSIONS
TO**

South Fen House

Honiley Road

Fen End

CV8 1NQ

DESIGN STATEMENT

JULY 2021

ISSUE 1—FOR PLANNING

1563-DASS-02

FOR PLANNING

INTRODUCTION

This document is produced to support a prior approval application for Permitted Development larger home extensions to South Fenn House. It is to be read in conjunction with submitted drawings.

SITE LOCATION

The site is located approximately 1.5 miles south of Balsall Common. It is a generally rural location interspersed with a variety of residential, agricultural and industrial buildings on all sides. Just to the South of the site is the Jaguar Land Rover facility. On the opposite side of Honiley Road is Hawkesmill Nursery. There are several groups of residential housing nearby, along Table Oak Lane and Oldwiche Lane East. The house is set within a large plot and not overlooked by close neighbours.

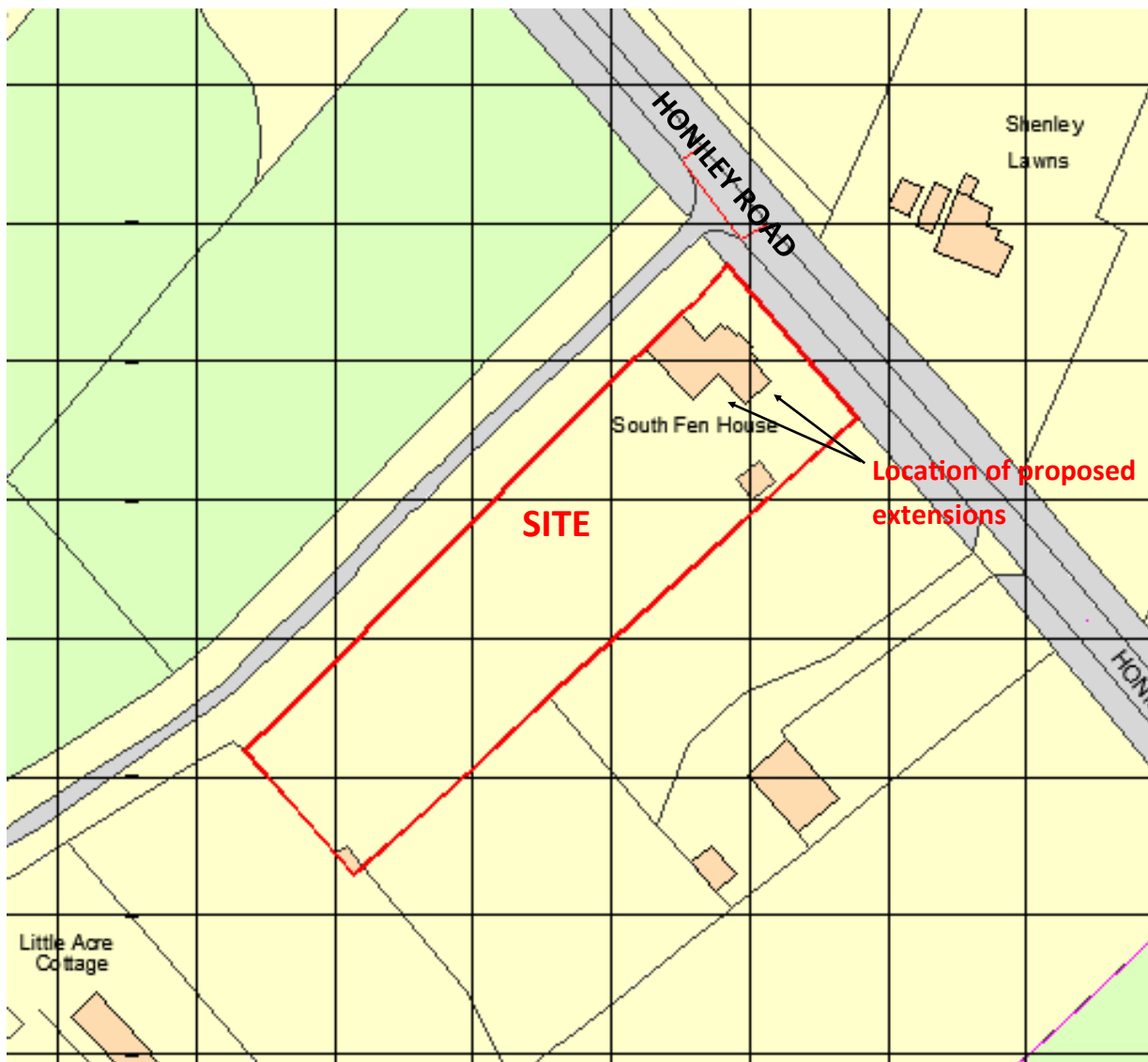


SITE

The site covers an area of approximately 0.4 Ha. It is rectangular in shape, stretching away to the South-West from Honiley road. The house sits behind a gravel driveway, fronting onto Honiley Road. A track running alongside the North-West boundary provides access to 'Little Acre' at the rear of the site. Approaching the site along Honiley Road, it is well screened by trees to the north and south.

The original house is 2 storeys with an L shaped plan. It has previously been extended to either side with single storey extensions. A double garage attached to the north west side was later converted to provide living accommodation. To the South-East the living room has been extended. The building is in need of repair and modernisation.

There have been a number of previous planning applications on the site, including a consented scheme to extend the main house to the side and rear which has not been implemented. Prior approval consent has also previously been obtained in 2010 for PD extensions to the rear (ref PL/2010/01208/CLD) which were not implemented.

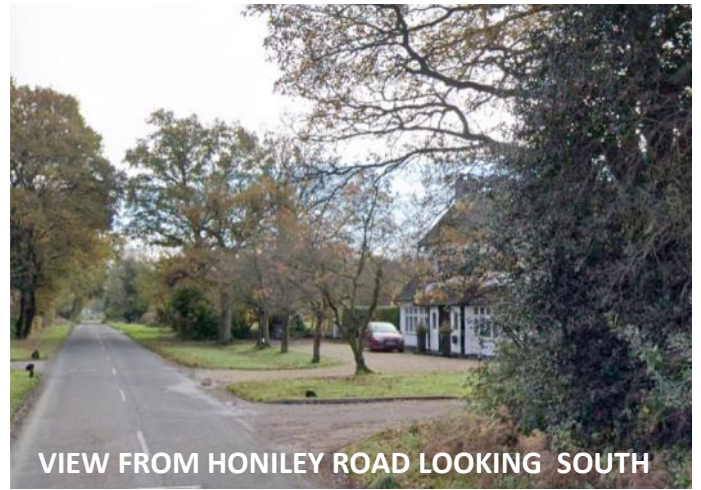




AERIAL VIEW



VIEW FROM HONILEY ROAD LOOKING NORTH



VIEW FROM HONILEY ROAD LOOKING SOUTH



VIEW FROM HONILEY ROAD LOOKING SOUTH



VIEW FROM REAR GARDEN



VIEW A - FRONTAGE



VIEW B - FROM HONILEY ROAD



VIEW C - SIDE ELEVATION



VIEW D - FROM DRIVEWAY



VIEW E - FROM REAR GARDEN



VIEW F - FROM REAR GARDEN



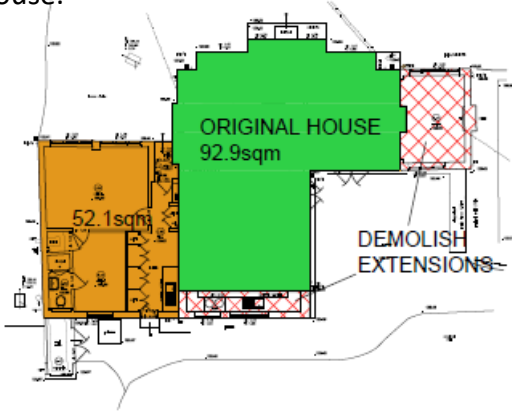
VIEW F - FROM REAR GARDEN



VIEW G - FROM PATIO TERRACE

PROPOSED DEVELOPMENT - AMOUNT

The proposed development is based on the floor area and built volume that could be created by implementing Permitted Development on the original house. The key drawing below shows the original house and the extent of PD possible for side and rear extensions, based on current allowances for a detached house.



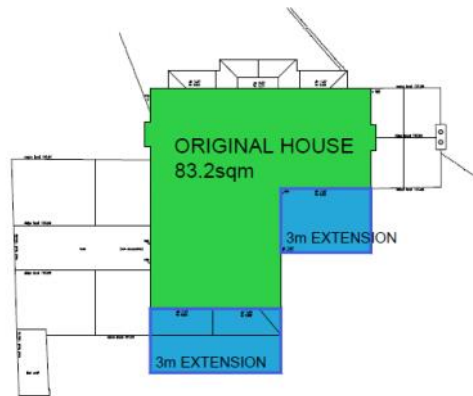
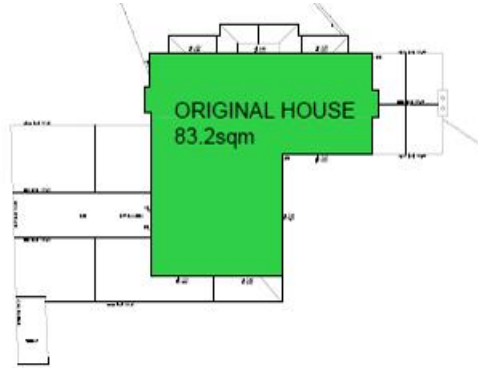
ORIGINAL = 175.2sqm GEA
 40% x 175.2 = 70.8sqm
 'EXTENSIONS' = 52.1sqm GEA
 UNUSED AREA = 18.7sqm

EXISTING HOUSE



PERMITTED DEVELOPMENT OPTIONS

197.9sqm GEA



GROUND FLOOR

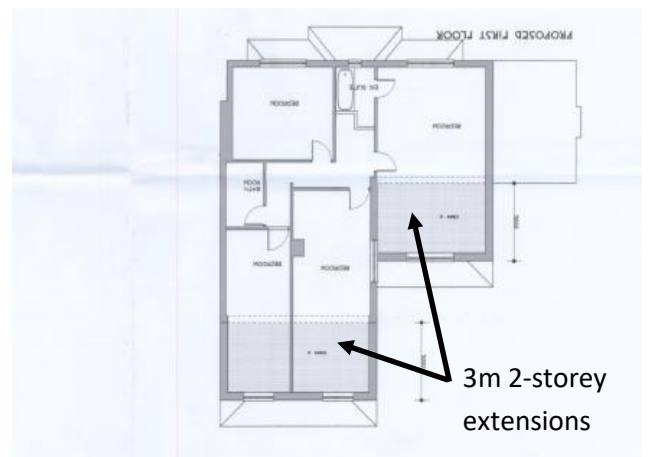
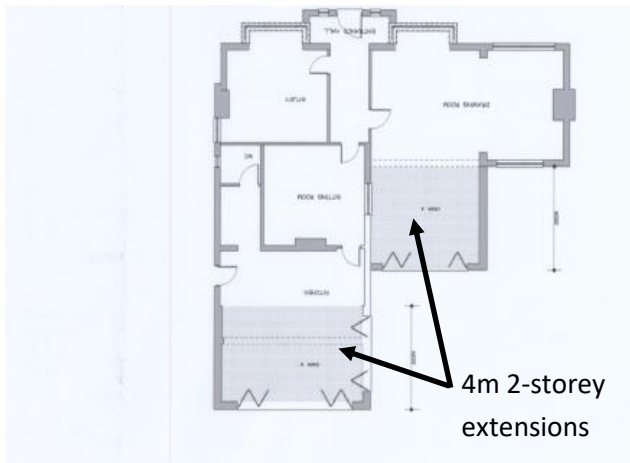
MAXIMUM PD AREA (8m EXTENSION) = 148.3sqm

FIRST FLOOR

PD AREA WITH 3m EXTENSION = 30.9sqm

PD AREA TOTALS (* including 40% balance of 18.7sqm)

8m GROUND FLOOR EXTENSIONS + 3m FIRST FLOOR = 179.2sqm (* 197.9sqm)



PREVIOUS APPROVED PD SCHEME PLANS FROM 2010 - ref PL/2010/01208/CLD - (Not Implemented)

PROPOSED DEVELOPMENT - DESIGN

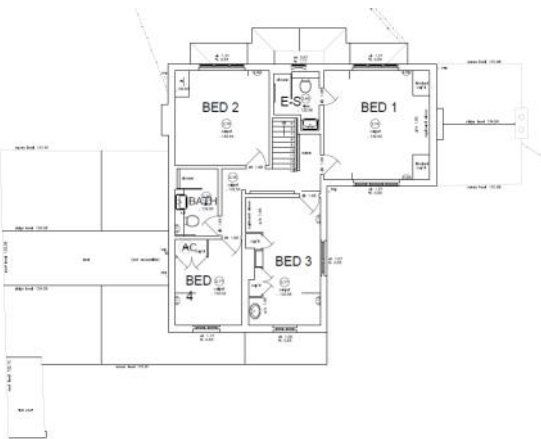
The proposed work will provide Permitted Development extensions to the side and rear of the 'original' property. The existing extension to the South side and the small lean-to extension at the rear will be demolished and the new construction will be attached to the 'original' house.

The side extension will be single storey, extending no greater than half the width of the original house to the side, and extending back 8m to the rear of the property.

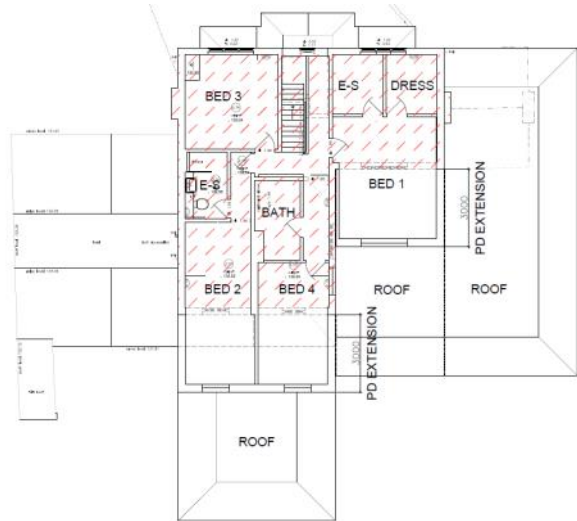
The rear extensions will extend from the rear wall of the property 8m single storey and 3m for the two storey parts.

The maximum roof height for the single storey elements will be 4m, measured from adjacent ground level. The 2-storey extensions have similar heights and profiles to the existing roofs and be no greater in height.

The design of the extension will compliment the character and scale of the original house.

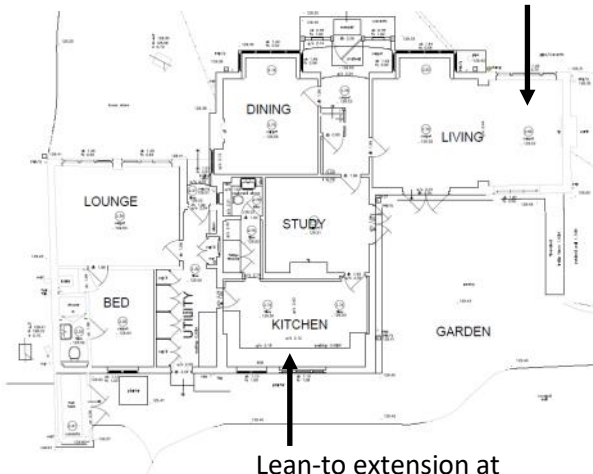


EXISTING FIRST FLOOR

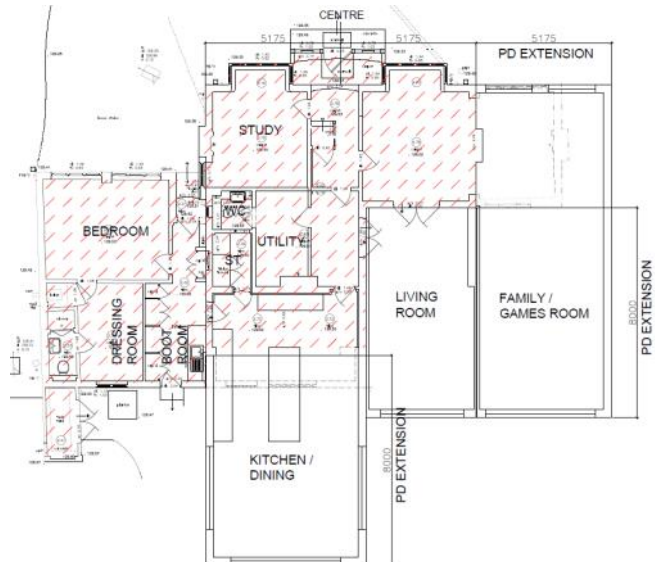


PROPOSED FIRST FLOOR

Side extension to be demolished



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



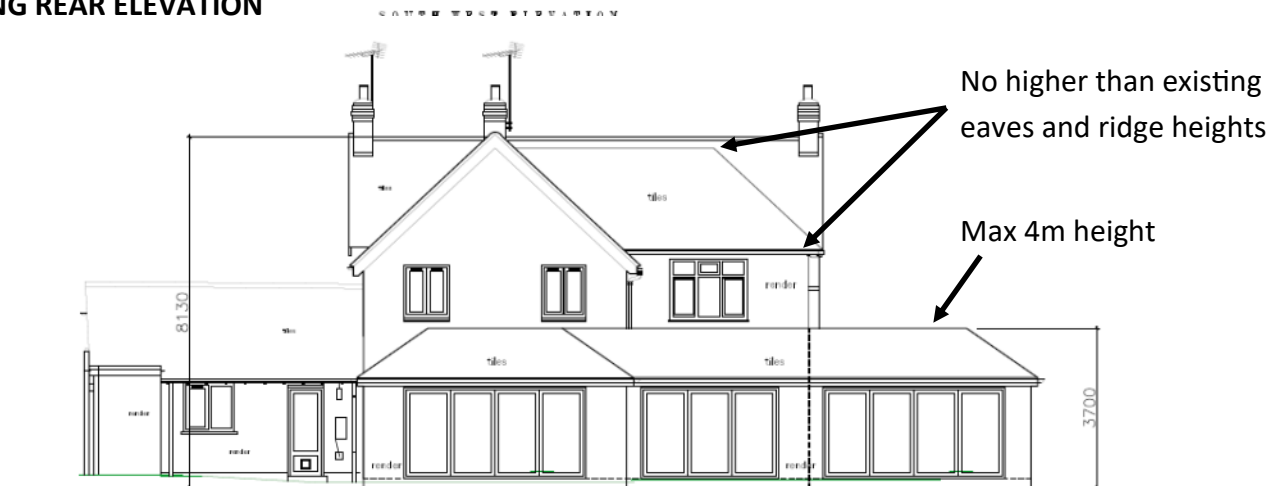
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

ACCESS

The property is accessed from Honiley Road via an in/out driveway, which provides parking space for a number of vehicles. In addition to the driveway parking there is a gated parking space and garage set back along the South-East boundary. The proposed development will not alter the highway access or parking arrangements. The extensions and alterations will provide level access into an improved entrance hall and more spacious internal accommodation.

SUSTAINABILITY

The proposed development will extend an existing residential building in a sustainable location, close to an existing village centre. The development will be carried out in a sensitive manner, respecting the architectural character and materials of the existing building. The extension and alterations will improve the house to provide more spacious modern accommodation, meeting the needs of the growing family for living and also providing space for the additional requirements of working from home.

The new construction will improve the overall energy efficiency of the building, being constructed to current Building Regulations.