



DESIGN & ACCESS STATEMENT

Extension and Alterations to an existing dwelling

at

1 Wheatsheaf Lane, Greetham, Rutland
LE15 7NS

for

William Ashmore

December 2022



Image of the existing Bungalow from Wheatsheaf Lane looking West

1. Introduction and Proposal

SW Architects have been appointed by Mr William Ashmore to prepare the planning documentation and submission for the following.

The application seeks Householder Planning and Demolition in a Conservation Area for the removal of the existing modern flat roof Garage to the West of the existing bungalow and the removal of the existing Conservatory and the construction of two new single storey extensions and the construction of a new Car Port and linking structure canopy to the bungalow.

The existing property is detached and is not listed. The dwelling is currently vacant and in need of modernisation.

Throughout the design process the Core Strategy DPD July 2011 which form part of the Adopted Local Plan for Rutland up to 2026 Strategic Objective 13 has been considered to ensure that high quality design and local distinctiveness are incorporated into the proposal to ensure that design of the development is of the highest quality to provide an attractive proposal that reflects the local character, identity and distinctiveness of the Greetham.

2. Site and Surroundings

The application site is on the southern side of Wheatsheaf Lane towards the eastern portion of the settlement and is within the built up part of the village of Greetham.

The dwelling is within the Conservation Area and two of the three elements subject in the proposal are visible from the public highway.

The site to the West and South is bordered with residential properties. To the North faces Wheatsheaf Lane and the public house car park beyond, and to the East and North East lie the public house and a further residential dwelling along Wheatsheaf Lane.

The bungalow is single storey and is constructed of brick with some rendered and cladded panels under a concrete tile roof. It has a mix of metal and upvc white windows.

The topography of the site is generally flat immediately around the bungalow and slopes drastically up to the South with steps leading to the higher level for easy access and use. To the East the driveway topography is flat. The existing garden is predominantly grass and the current driveway is block paved.

The general pattern of development in the area is very dense and the built form and gardens appear irregular and intertwined.

The site area is 709 sqm.

3. Application Details

The Application consists of the following documents:

- 2210 - 01a - Existing Locations Plan, Existing Plans and Elevations
- 2201 - 02 - Proposed Block Plan, Proposed Plans and Elevations
- Design and Access Statement

4. Use

The existing property and site is a residential. There will be no change of use.

5. Amount & Layout

The site area is 709 sqm.

The existing ground floor area is 84 sqm and the Garage is 18 sqm. (Total 102 sqm.)

The ground floor area is 88 sqm and the Car Port is 21 sqm. (Total 109 sqm.)

This constitutes an increase of 6.8% to the overall floor area of the house.

There will be no change to the ridge height of the bungalow. All extensions will be lower than the highest ridge height.

6. Layout

The site layout can be found on the proposed drawings attached to this application.

The proposal seeks to replace the existing Conservatory which overheats in the summer and is too cold in the winter with a new extension of the same size footprint in the same area which will enable the space to be opened up into an open plan Kitchen, Dining, Sitting area with doors out to the garden area to the West maximising the space both internally and externally more akin to today's living patterns.

The footprint has not been enlarged to ensure the safety and longevity of the nearby trees as shown on the plan and the doors and patio area have been positioned to be at the furthest point away from the trees to ensure that the surface water draining over the root area is not affected by any hardstanding. The intention is to only dig where previous construction has been carried out before and not cause any disruption to the tree roots.

A further smaller extension to the South to house a Utility space under a flat roof is proposed off the Kitchen / Dining area which then leads to access out to the Garden at the rear from both sides.

The proposed Car Port will house a car and 3 bicycles. A Car Port was favoured over a Garage for convenience as it is more likely to be used for the storage of a car leaving the driveway open for a further car / visitors.

The existing garden to the South, West and North of the bungalow has not been affected by the proposal with the exception of going through the Utility Room to the rear. The size of the garden amenity space in these areas have not been affected but in fact enhanced with the improved layout of the dwelling. The open plan living area at the West end of the bungalow makes the garden space to the West of the site more useable and a desirable space to enjoy. Whilst not a large garden, it is proportionate to the size of the dwelling and perfectly adequate for a 2 bed home. The garden is flat and accessible. This is not the only amenity space, albeit less accessible for some, there is a larger section of garden to the South via the existing steps to the rear of the Car Port which remains unaltered by the proposal.

The dwelling generally is suitable for a lot of the population including young families looking for a starter home to the elderly.

The internal layout has been conceived to maximise the space available and light available to reduce energy consumption and to create an area where the garden and the internal spaces can be used in conjunction with one another to give a sense of greater space.

7. Appearance

The proposed design consists of the continuation of gables and a mix of materials to provide some interest and balance to the existing front elevation where visible to the public highway and to the rear a simple form flat roof extension.

Materials chosen are a mix of brick and timber cladding with flush fitted casement windows in cream. Joinery details can be provided as a condition subject to planning approval being achieved unless requested sooner.

Roof material will be to match the existing as will all new rainwater goods. The flat roof will be finished with GRP and the extension generally will be constructed to modern standards of insulation and performance.

PPS1 Section 38, design policies states that planning authorities should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally.

The style of the extension has taken precedent from the local vernacular of Greetham in its form and generally reflects the character of the area with its varying roof heights and integrates well into its setting. For this reason it is felt that the general style will sit comfortably within in its surroundings thus complying with PPS1 Section 38.

The design, quality of the materials and workmanship will be to the highest standard. The overall scale, massing and height of the extension sits comfortably next to the existing. The character of the site remains in keeping with the local area. This is in line with PPS1 section 36 that ensures that developments :

- respond to their local context and create or reinforce local distinctiveness;
- are visually attractive as a result of good architecture and appropriate landscaping.

8. Scale

Continuing on with PPS1 section 38 and Policy 19 and 22 of the Core Strategy DPD, the height of the proposed extensions roofs are lower than the existing ridge height and are subservient to the original portion. The Car Port ridge height is higher than the existing flat roof Garage roof height but still remains lower than the existing bungalow ridge height and remains in proportion to the dwelling as a whole.

The design as a whole sits comfortably on the site and within its surrounding in terms of scale and demonstrates good design.

9. Landscaping

The area outside the patio doors will benefit from a small patio area to make the most out the garden space to the West. There will be no cutting back of the existing trees.

10. Energy

In accordance with Policy 20 of the Core Strategy DPD it is proposed that the extension be constructed using the latest construction methods including 'over insulating' the envelope, with an emphasis on the use of sustainable materials throughout.

Plenty of natural light will enter this extension reducing the amount of artificial lighting needed and the openable doors and windows will encourage natural cross ventilation.

11. Highway Implication

The proposal will cause no highway implication as there are no changes to the existing access or parking arrangements. The amount of vehicles to the house will remain the same.

12. Flood Risk

The site is in a low risk area for surface water and a very low risk for rivers and the sea.

13. Ecology

It is not envisaged that the proposal will not have any impact on ecology.

14. Land Contamination

It is understood that there is no contamination within the site.

15. Impact upon the Character of the Area

The proposal is visible from public areas however the improvements made to the appearance of the dwelling will be far more pleasing to look at, sit far more comfortably within its surroundings being of a design that is more in keeping with the local vernacular and therefore will have a positive impact on the character of the area.

16. Impact upon Neighbours

There will be no impact upon the neighbours as the proposed is to replace one extension (conservatory) with another, add a small Utility which is a non habitable room which is barely visible from any neighbouring property and replace the existing Garage with a Car Port. The level of noise, light or disturbance will not change and the dwelling will continue to be of a residential nature.

There will be no overbearing impact or further overlooking to any of the surrounding buildings to what is afforded now and the height of the extensions and Car Port are very subservient to the existing that they will not cause any overbearing impact.

17. Impact upon The Wheatsheaf

It is not considered that the proposals to the bungalow will have any bearing on the setting of The Wheatsheaf public house which is listed other than a positive one as the visual impact from the public house looking into the site will be greatly improved. The trees along the Northern boundary of the site will be retained to provide some screening.

18. Planning Policy

As discussed throughout this document the proposal should be considered against and complies with National Planning Policy Framework paragraphs 7, 9, 10, 11, 14, 38 Chapter 12, paragraph 56, 63 and Policy CS1 of the Core Strategy DPD, sustainable development principles as it makes use of an under used building and it respects and enhances the character of the village in this area of Greetham which also complies with Policies CS19, 20, 21 and 22 of the Core Strategy DPD. The proposal complies with Policy 19 and 22 of the Core Strategy DPD by respecting the character and appearance of the area with its scale, mass and appearance being very much subservient and in keeping with the area. The proposal will sit comfortably in the landscaping setting and will protect the existing important landscape features; T1 - T3 and the Conservation Area and will not be a dominant feature on the street scene but instead an attractive yet subtle little dwelling nestled just off the main road enhancing the street scene.

19. Conclusion

The proposal will meet the needs of the present and future generations and provides a well-designed layout that is energy efficient and safe. The design is considered to be respectful of its setting and enhance the natural, built, and historic environment and we feel should be viewed upon with positivity.