

21150/RE/gh

19<sup>th</sup> July 2023

## **PROPOSED EXTENSIONS AT HOLCOMBE, SHUTE STREET, KINGS STANLEY, GLOUCESTERSHIRE, GL10 6JS**

### **DESIGN & ACCESS STATEMENT:**

#### **1.00 EXISTING & BACKGROUND:**

Holcombe is a semi-detached bungalow situated to the south side of Shute Street in Kings Stanley, Gloucestershire. It is not in an Area of Outstanding Natural Beauty or in a Conservation Area, and is located in flood zone 1, so is at low risk of flooding. It forms part of a relatively diverse street scene, with the nearest neighbouring architecture to the western boundary being a similar sized single storey design, and to the eastern boundary a larger three storey attached structure previously having been converted from two separate properties to a single dwelling, resulting in a mix of render and stone finishes to the front elevation.

Holcombe is finished in render under pitched, tiled roofs to front and rear, and there is a basic porch set back from the road and to the western side of the property.

Shute Street consists of a diverse variety of architectural styles which can be seen in the photographs shown in appendix A.

Previous planning history includes application S.21/2239/HHOLD dated 16/02/2022 which was refused, largely on the basis of appearing unduly prominent in the street scene. More recently, pre application advice has been sought, reference 2023/0008/PREIMT dated 28/04/2023, which concluded that there is scope to create a building more appropriately proportioned.

#### **2.00 PROPOSALS:**

This application addresses the issues raised in the applications mentioned above, with a design that is considered to enhance the aesthetics of the neighbourhood in comparison to the relatively basic structure that exists currently.

It proposes to extend upwards as well as to the side and rear, thereby creating an additional first floor living area with a new roof over and providing more spacious and practical living space for family life.

It also proposes to raise the existing rear pitched roof by just over 1m to allow additional headroom, with new roofing to match existing.

The structure itself will not be extended beyond either the existing front or rear building lines and the footprint only changes to allow for a modest side extension and, around 2m to the rear, to accommodate stair access to the newly created first floor.

### **3.00 LAYOUT:**

The existing site plan, along with location and block plans, can be seen on drawing 21150/10, with existing floor plan and elevations shown on drawing 21150/11.

Proposed floor, site & block plans, are on drawing 21150/12 with proposed elevations shown on drawing 21150/13.

### **4.00 SCALE:**

The scale of the proposal is determined by the extents of the existing dwelling / plot and the aesthetics of the surrounding environment, whilst also being mindful of potential privacy issues.

### **5.00 LANDSCAPING:**

Due to the nature of these proposals, amenity areas to the front and rear of this property will remain largely unchanged.

Paths will be provided/amended where necessary, to enable access to the new side extension, otherwise landscaping will remain unaffected.

### **6.00 APPEARANCE:**

The completed structure is designed to appear more relevant in the context of its' closest neighbour, Sholom, than the existing building, which currently gives the impression of being a small garage or wing belonging to its' neighbour rather than a family sized dwelling in its' own right.

Proposed materials will match the existing, and the arrangement of pitched roofs and small dormers will add interest and overall character, and reflect similar styles seen on Shute Street.

Proposed elevations / street scene can be seen on drawing 21150/13.

### **7.00 ACCESS:**

Existing vehicular and pedestrian access will remain unchanged.

### **8.00 CONCLUSION:**

It is considered that these proposals will provide an upgraded property to modern standards, and make a positive contribution to the character of, not only its' attached neighbour, but to the immediate surroundings and the wider street scene generally.

APPENDIX A – Photographs of Shute Street



Holcombe



Sholom shown to the east with Sholom Cottages beyond





Sholom Cottages



Neighbour to the western boundary



Buildings at beginning of Shute Street







General examples of architecture on Shute Street







