

PROPOSED EXTENSIONS TO

South Fen House

Honiley Road

Fen End

CV8 1NQ

DESIGN STATEMENT

AUGUST 2023

ISSUE 1—FOR PLANNING

1563-DASS-04

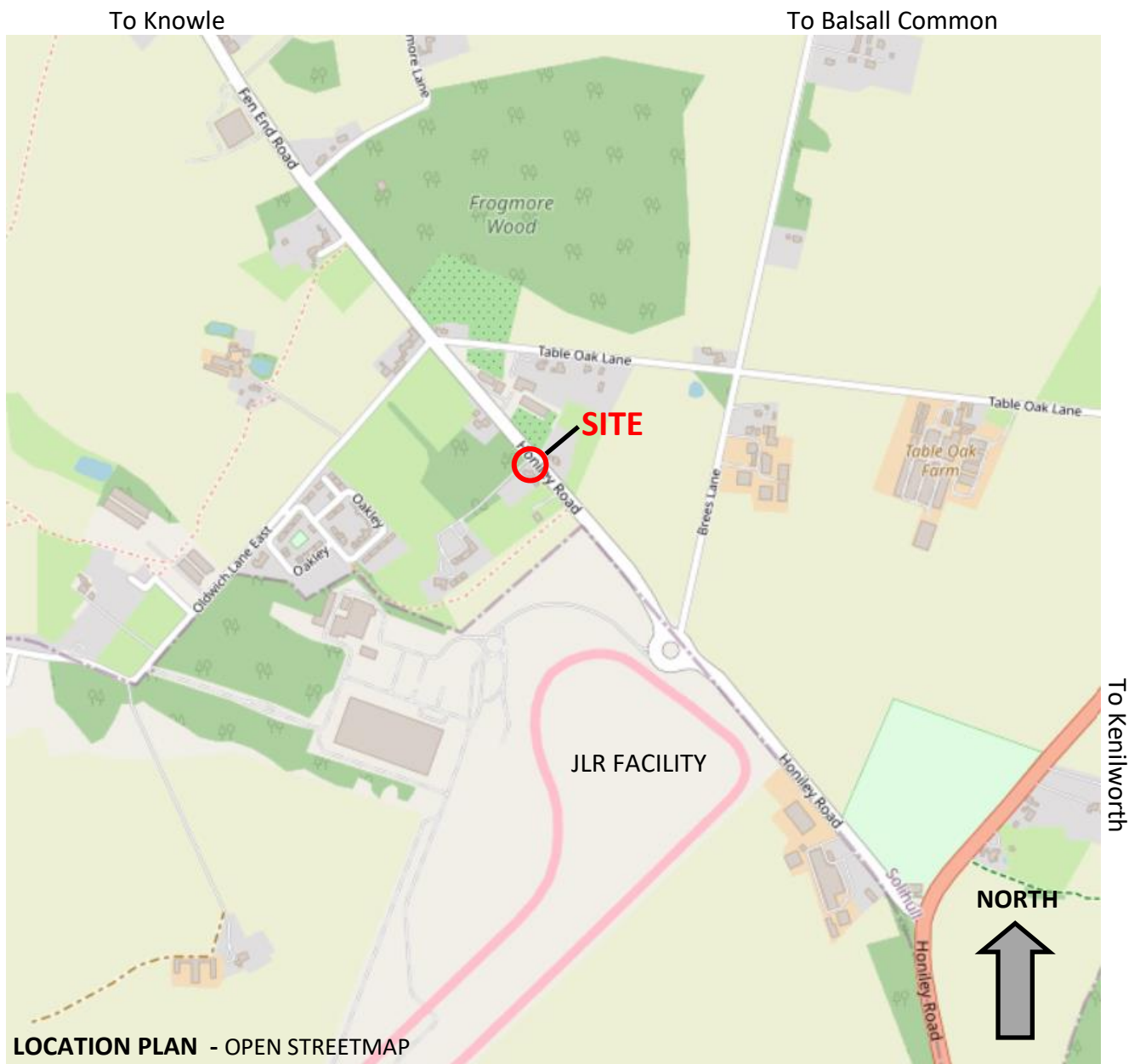
FOR PLANNING

INTRODUCTION

This document is produced to support a Planning Application for Alterations and extensions to South Fenn House. It is to be read in conjunction with submitted drawings / documents and the planning statement from Richard Cobb.

SITE LOCATION

The site is located approximately 1.5 miles south of Balsall Common, which is well provided with shops services and places of employment. 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 large Jaguar Land Rover facility, and on the opposite side of Honiley Road is Hawkesmill Nursery. There are several groups of residential housing nearby, along Table Oak Lane and Oldwich Lane East. The house is set within a large plot and is not overlooked by close neighbours.

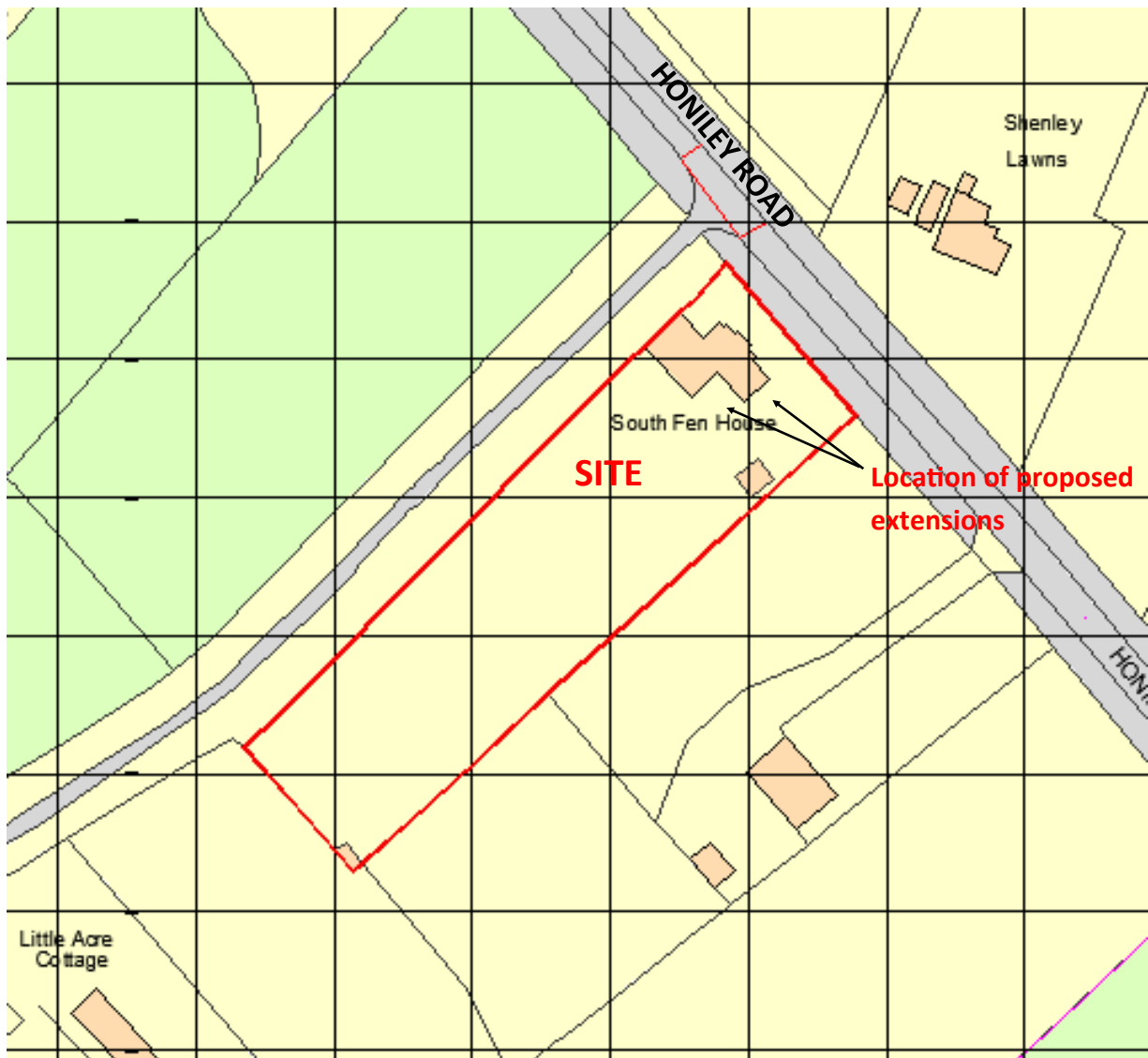


SITE

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) and for 8m larger home extensions as permitted development in April 2023 (ref PL/2023/00373/PNH), which have not yet been implemented



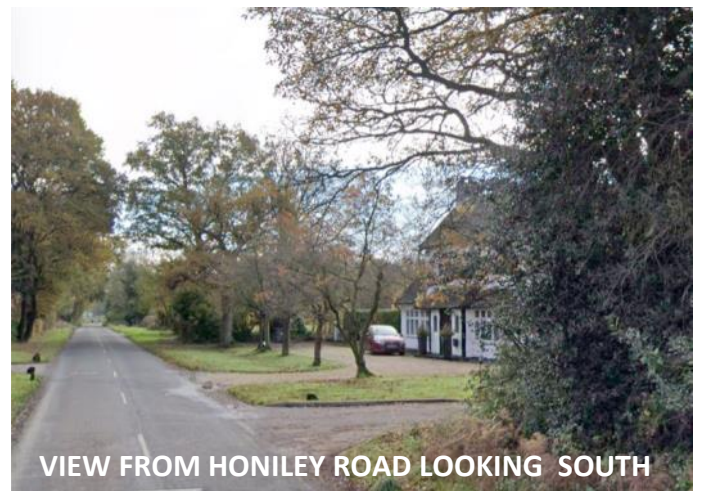
BLOCK PLAN - OS Mapping



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



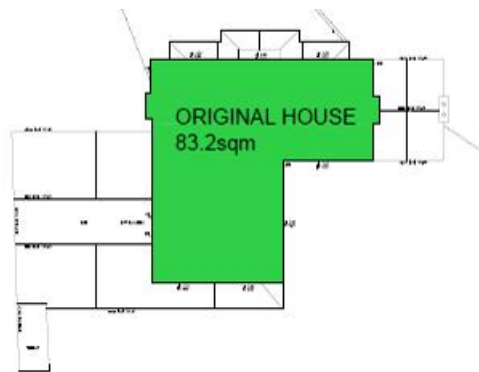
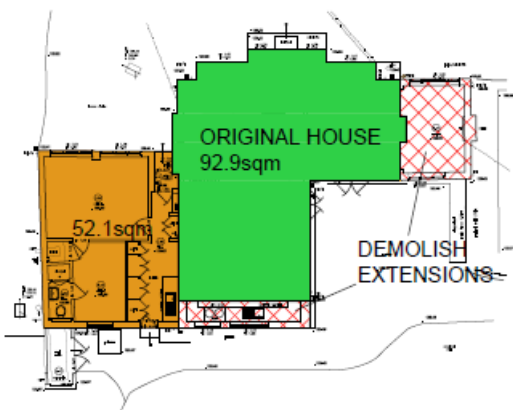
VIEW G - FROM PATIO TERRACE

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 previous approved schemes. This comprises a 4m and 3m two storey extension approved in 2010 and the 8m rear and side extensions approved in 2023. The proposed scheme which provides betterment will have a floor area not exceeding the total which could be built as PD. Similarly the volume of the proposed development will be no greater than the potential PD extensions.

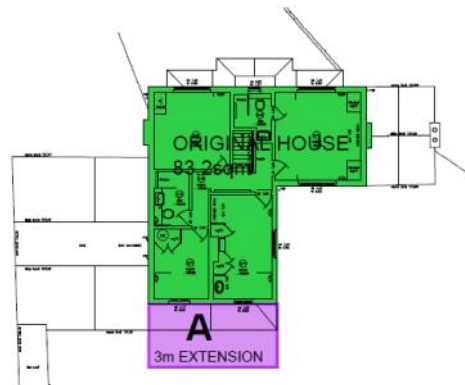
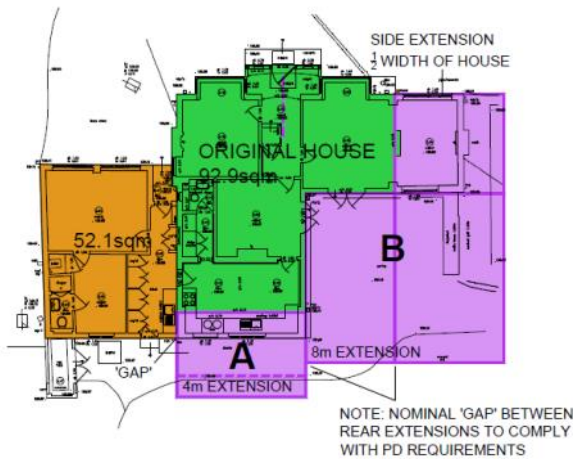
The GEA floor area which can be achieved under permitted development is 141sqm, and the proposed area is 140.5sqm.

The volume of the extensions shown for permitted development is approximately 458m³ compared with the proposed scheme which is designed to have a smaller volume of 432m³.



- ORIGINAL HOUSE RETAINED
- PREVIOUS EXTENSIONS RETAINED

EXISTING HOUSE

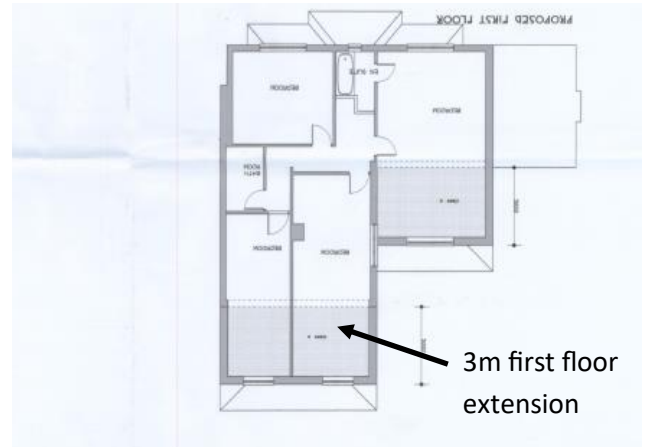


PERMITTED DEVELOPMENT OPTIONS

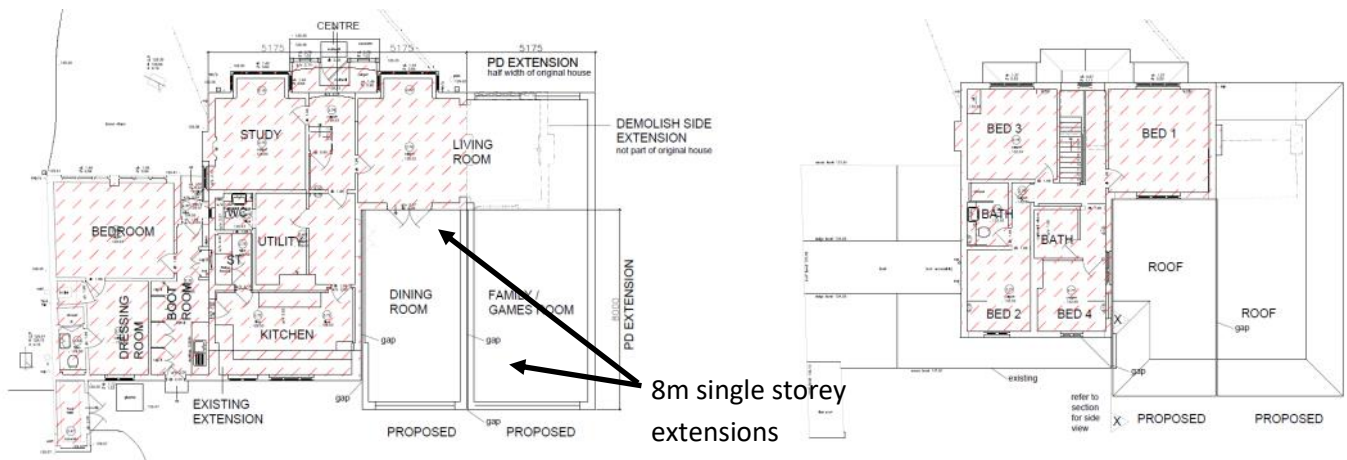
TOTAL 141sqm GEA

A = 2 STOREY EXTENSION ref PL/2010/01208/CLD

B = 8m EXTENSIONS ref PL/2023/00373/PNH



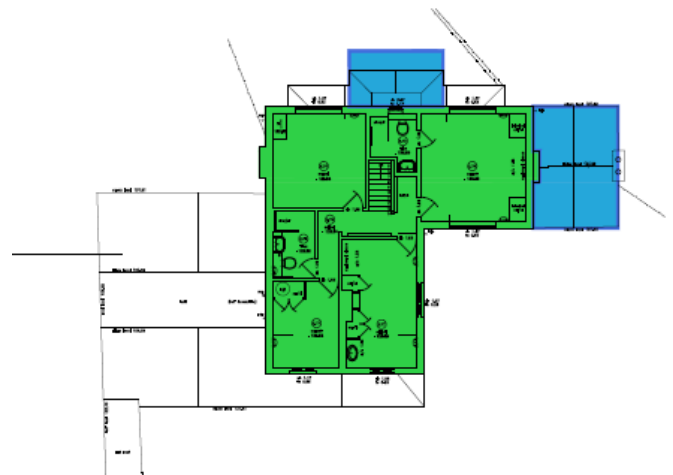
PREVIOUS APPROVED PD SCHEME PLANS FROM 2010 - ref PL/2010/01208/CLD (Not yet Implemented)



PREVIOUS APPROVED PD SCHEME PLANS FROM 2023 - ref PL/2023/00373/PNH (Not yet Implemented)



GROUND FLOOR



FIRST FLOOR

STRATEGY FOR PROPOSED EXTENSIONS, MAKING USE OF EQUIVALENT PD FLOOR AREA / VOLUME

PROPOSED FLOOR AREA

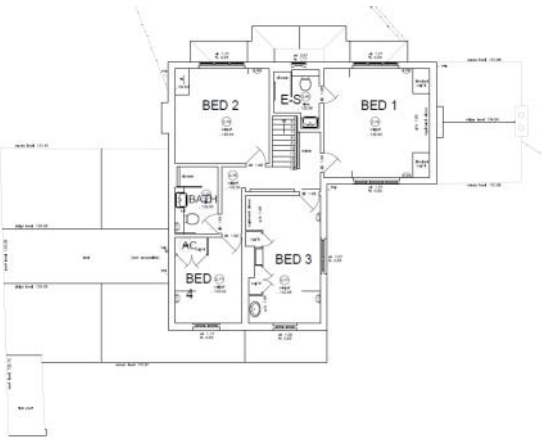
TOTAL 140.5sqm GEA

PROPOSED DEVELOPMENT - DESIGN

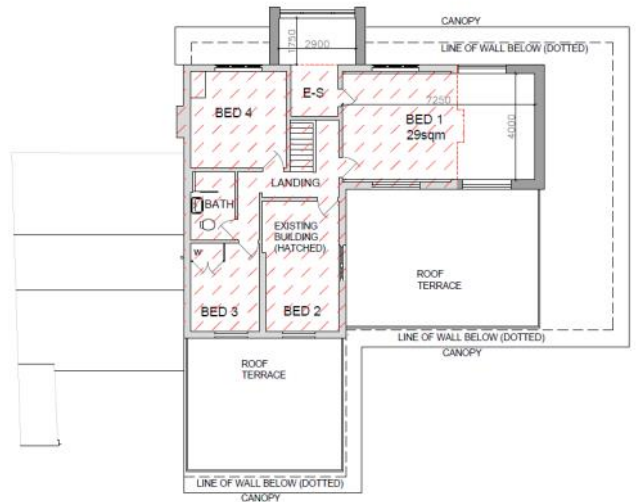
The existing extension to the South side and the small lean-to extension at the rear will be demolished. The proposed extensions will be constructed to the side and rear of the 'original' property.

The side extension will comprise a two storey section, extending the existing first floor bedroom, together with a single storey extension to the existing lounge. At the rear the living area and kitchen will be extended with a single storey extension. The porch will be extended with an upper floor extension to provide a two storey gable feature on the front, and a covered entrance area.

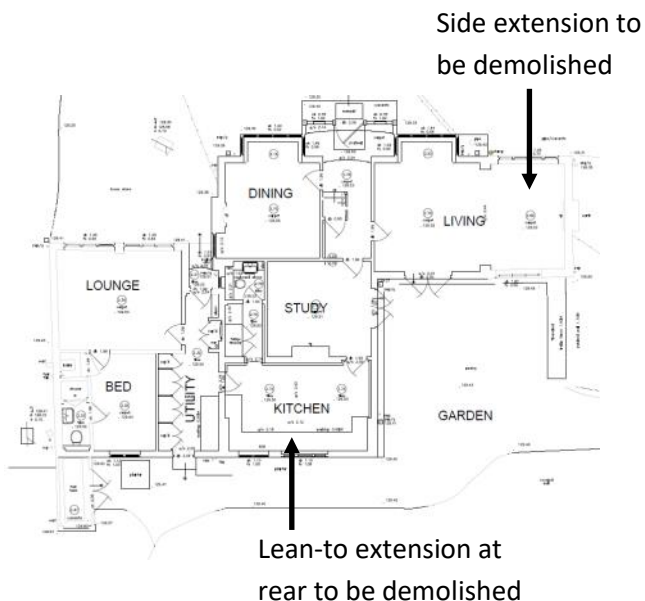
The single storey elements will be flat roofed to minimise their height, measured from adjacent ground level. The 2-storey extensions have similar heights and profiles to the existing roofs and be no greater in height.



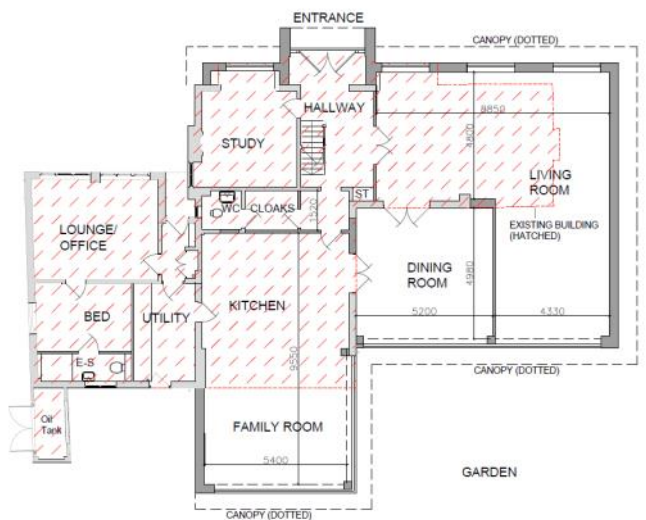
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



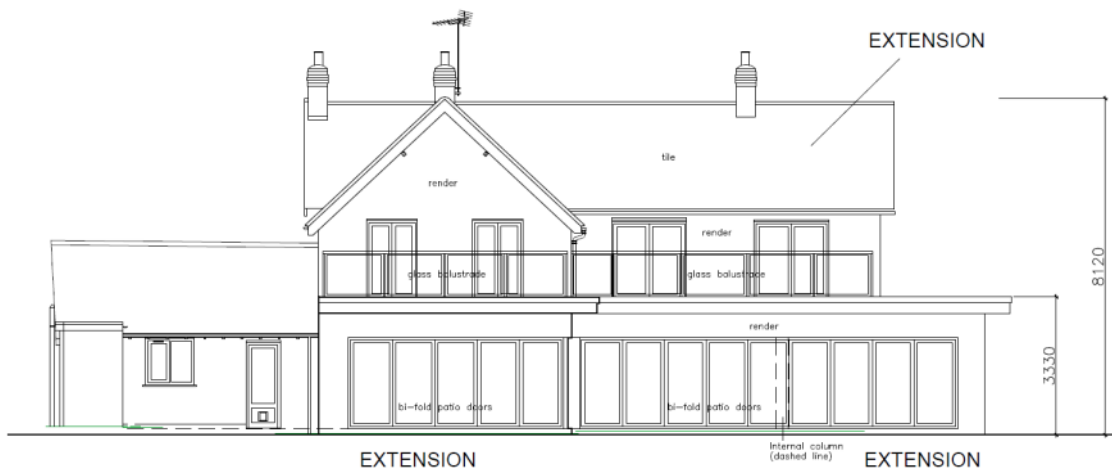
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

The design of the extensions will provide a more contemporary and modern character to the house.

The visual impact of the proposal on its setting, compared with the existing house, will be minimal. The proposals will have no greater visual impact than the permitted development extensions which could be added.

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 and improve an existing residential building in a sustainable location, relatively close to an existing village centre and places of local employment. The development will make use of the area that could be achieved with permitted development, providing a better scheme for the owners of the property, suited to their needs and aspirations. 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 suitable space for the additional requirements of working from home.

The construction work will include renovation and improvements to the existing building, which is showing its age and in need of repairs to the building fabric and enhanced thermal insulation. The new construction will improve the overall energy efficiency of the building, being constructed to current Building Regulations, and the construction project provides an opportunity to improve the existing walls and floor insulation as part of the work.