

## **Planning Statement**

Address: 35 Plumpton Walk, BD2 1PB

Doc Ref: 2023-35PLU-PS (23/09/2023)

This statement has been written in support of a householder planning application submitted on behalf of 35 Plumpton Walk.

The proposal is for an 'integrated part double storey, part single storey side and rear extension, with rear balcony, plus front porch'.

With the existing block of three townhouse properties forming a small uniform terrace (including the host property), and the non-linear building line of the current street frontage, it is advantageous to design the extension with the approach that it appears to be part of the original house, as an integrated extension.

Our approach is to start from first principles, which should be taken as the starting point of any design, and ensure the extension does not appear to dominate the original house or neighbouring properties and that it complements the design of the original property and the wider area.

Our proposals would achieve this without causing disruption to the wider street scene as the houses are all set at irregular distances from the road, and the size, position and form of the extension would maintain the character and quality of the original house and wider area.

Hence, we believe the proposals would accord to Design Principle 1 of the local Householder SPD (HSPD), and would not cause any detrimental harm to the quality of the original house or wider street.

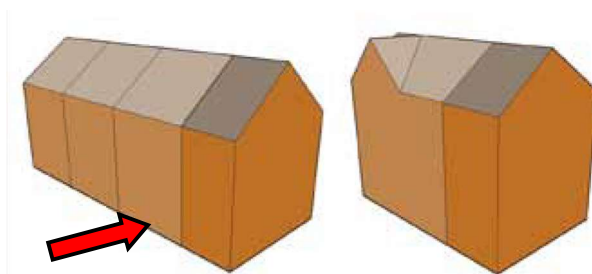


Block of three townhouse properties forming a small uniform terrace, ideal for integrated extension



Non-linear building line, staggered street frontage and irregular distances from the road

The HSPD further explains that there are two common approaches to extending a house, namely; i) subordinate extensions or ii) integrated extensions. The HSPD states to the effect that; ‘...to design an extension so that it appears to be part of the original house requires the design, building materials and workmanship to be of quality, this approach can work well for extensions to detached houses and extensions to the end of uniform terraces. However, this approach is not appropriate for extensions to semi-detached properties...’



Figures 3 and 4: Examples of integrated extension

Given that the three houses form a small uniform terrace (matching the example image in figure 3 from the HSPD), and the fact that the immediate blocks are staggered when viewed in context alongside neighbouring properties, the additional ‘integrated’ side extension approach would seamlessly attach without jeopardising the wider street scene.

The benefit of the location and angle of the host property means the new side extension would ‘tuck away’ behind the front building line of the neighbouring house, No.37, and not compete with the front corner or façade (see Site Plan drawing 23-35PLU-PL04 for detailed analysis). The extension proposed would also comply with the width being no wider than 2/3 the width of the original house,

meaning the original house would remain dominant and the side extension would appear subordinate and a sympathetic addition.

The extensions and alterations proposed do not cause any unacceptable harm to the privacy of neighbours though overlooking or loss of amenity. The new wall and roof materials are proposed to match the original dwellings and there has been a conscious effort to make sure the layout, proportions and design of new windows and doors are complimentary to the original building.



This is achieved by replicating architectural features and details of the original host dwelling (matching the example image in figure 14 from the HSPD). In our proposal, as in the example image above, we also have a front porch proposed which would help soften the transition between the new and old forms, allowing the junction line to be less prevalent.

We are therefore confident that the overall design proposals and the design of the extension accords with Design Principle 1, and that such a design has also complied with Design Principles 2, 3, 4, 5 & 6.

The features of the proposed extension compliment the design of original properties in the local context and would sit seamlessly within the wider area. We therefore believe that the size, position and form of the extension proposed maintains and improves the character and quality of the original dwelling without any detrimental effect.

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