

38 Pountney Gardens, Shrewsbury, Shropshire SY3 7LG

PROPOSED REAR EXTENSION TO EXISTING TERRACED DWELLING

DESIGN AND ACCESS STATEMENT

31.10.23



Image taken from Google Maps

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1 Introduction

This Design and Access Statement is intended to support a planning application for a proposed rear extension to No38, Pountney Gardens in Belle Vue, Shrewsbury.

No 38 is located in the approximate centre of a terraced row of 10no dwellings, which vary in size between pairs of 2 and 3 beds, with the slightly larger units projecting intermittently – again in pairs - 800mm further in plan dimension at both the front and rear of the terraced row. The appearance of the terraces - which were constructed late 1980's – early 1990's is a vaguely traditional aesthetic, but which reflects no period or style particularly accurately.

No 38 shares a private access passageway and the first-floor space over the passageway with the attached No40, also a 3-bed dwelling.



Above (left): No 38 as viewed from Pountney Gardens with the private / shared access passageway far left and above (left) as viewed from the rear garden with the passageway behind the garden wall.

The row of terraces backs onto a private car park, enclosed on all sides with no through access, and the rest of the same development faces onto Belle Vue Road to the southeast while also facing onto the car park. The dwellings in question are to the same design as the terrace except for a larger 3 storey rendered property splitting the row, all with rear projections towards the car park – see photo below. No38 is the far most right in the picture.



Image taken from Google Street View



Images taken from Google Street View



The above images show the rear of the houses which are part of the same development as the terraced dwellings (top) and the access to the car park from Pountney Gardens (bottom).

As can be seen from both, the central double bay house breaks from the overall pattern / style of the development, being both 3 storey and with a rendered finish and corner quoins. It also projects out from the line of the terrace, creating recesses either side – further accentuated by the brick terraces returning at each outer end, resulting in recesses to both sides of the brick dwellings in between. The Pountney Gardens end return in brick is wider, but at 2 storeys is not quite as high as the projecting gables of the rendered property. The rear of the properties facing Belle Vue Road can be seen from the passing street scene, unlike the rear of the row of terraces.

2 Proposal

The design brief is to extend the rear of the dwelling over 2 storeys to create and provide an enlarged kitchen, downstairs WC, a larger bathroom upstairs and retain the existing number of bedrooms via internal remodelling. The applicant, Madeleine Cooper has mobility issues and wishes to future proof the dwelling for both her current and anticipated needs. Please refer to the submitted application drawings for details.

3 Access

The existing property has a pedestrian access passageway – private, although shared with No40 next door - on the left-hand side at the front of the front of the property which will be retained unaltered.

The access to the rear of the passageway will also be retained and unaffected.

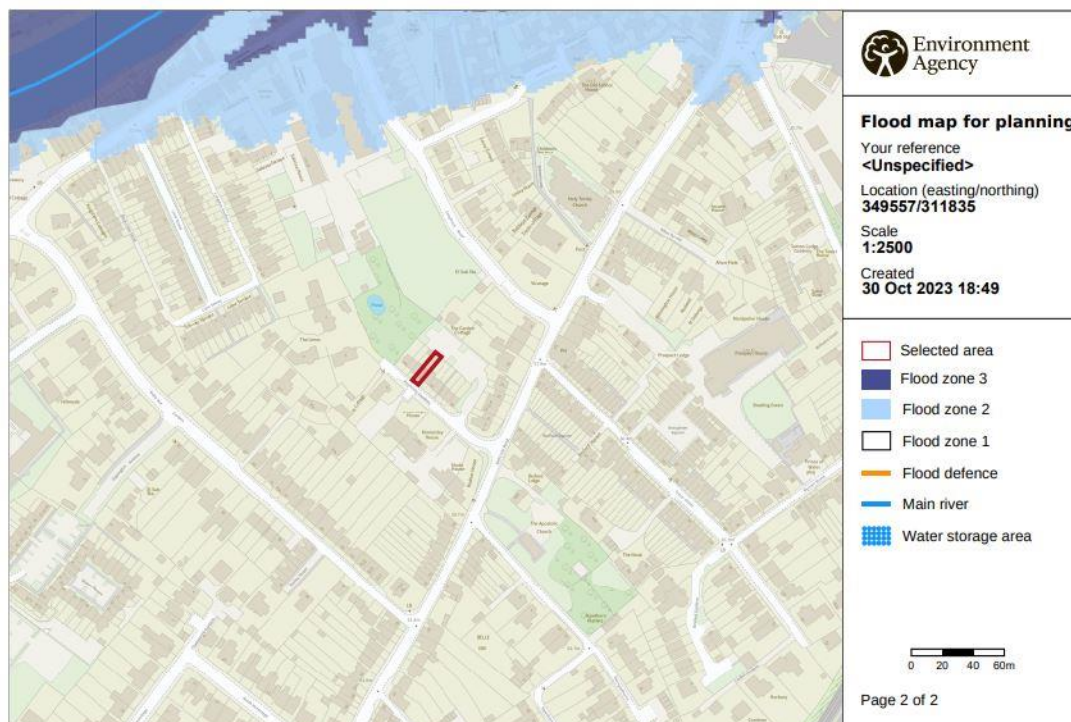
Parking is proposed to be to the rear private car park as is the existing condition.

4 Biodiversity

No habitat for wildlife and protected species exist on the site.

5 Drainage & Flooding

The existing foul drainage and surface water drainage is intended to be retained and the foul connection from the proposed extension is intended to connect into this. The surface water will connect into the existing sewer also, as does the existing property and all those in the immediate area. The site is located within Flood Zone 1 and as such does not require a Flood Risk Assessment – see below.



6 Impact Assessment of Proposal

There will be no alteration to the front elevation which is the only portion of the dwelling which faces and is visible from the street scene.

As such, the impact of the proposal is that it has no effect at all on the street scene, nor does it negatively affect the amenity of the current dwellings in the vicinity.

There were concerns with the previous planning submission that the proposal was overbearing in terms of scale and mass on the neighbouring dwellings, although the proposed rear extension was much more modest in scale and massing than the existing rear projections of the houses facing Belle Vue Road – all of which can be seen from the street scene. However, for the resubmission we have lowered the roof ridge and eaves level of the proposal to reduce further the perceived scale and massing and subsequently the impact.

7 Policy

In accordance with Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy, we feel that the proposal options are appropriate in scale, density, pattern and design and take in to account the local content and character while protecting and conserving the built environment and safeguarding residential and local amenity.

Also, in accordance with Policy MD2 of the SAMDev Plan we feel that the proposal reflects the relevant local characteristics and the overall context of the area as it will be constructed in matching materials to the existing.

8 Consultation

No formal pre-application submission was made to Shropshire Council for advice on the proposals.

However, a previous planning application 23/03106/FUL was submitted which was, at a late stage (post-consultation period), considered to be overbearing in scale and mass by a senior planning officer. The resubmission intends to address this as best as possible.

These expressed concerns followed – again at quite a late stage, ie. also after the consultation period, a request for a light study from the application case officer. This was produced, and it subsequently established that there were in fact no issues in this respect.

The Town Council and Conservation Officer stated that they had no objection to the proposals, and there were no objections at all from any of the local residents or any member of the public.

A suggestion was made by the senior planning officer that we reduce the width of the proposal, but this would have resulted in the internal space being very small and insufficient for the applicants needs, as the manoeuvring space would be inadequate. Also, reducing the width would not affect the scale and mass of the extension anyway, unlike a height reduction which we feel would do so.

9 Heritage

The site and building are located in the Belle Vue Conservation Area, but the building itself is not listed and is not of any historic value.

10 Conclusion

We are of the opinion that the amended proposal is appropriate in terms of scale and mass to alleviate the previous concerns expressed by planning officers and will enhance and preserve the character of the building, while fulfilling the design brief in terms of future proofing the dwelling for the applicants' needs.

Corey Waters

Architect

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