

JRS/2062-DOC-01

Willow Cottage, 140 Aldridge Road, Little Aston WS9 0PF

## Planning and Sustainability Statement

Revision	Description	Prepared By	Date
-	First Issue	Jeff Scoffham B (Hons) B Arch (Wales) Chartered Architects RIBA	08/11/23

### Introduction

This planning statement has been prepared to accompany the application made on behalf of owner/occupiers for householder planning consent for a proposed single storey side extension to 140 Aldridge Road Little Aston WS9 0PF and installing new lantern rooflights into the flat roof of the existing kitchen.

The extension is required to provide a living space for the owners' elderly relatives so they can remain with family in the community rather than being in a home for the elderly. The existing ground floor bedroom will be utilized and a new walk-in shower room providing a self-contained unit with its own entrance to offer independent living with care next door.

The property is not listed or locally listed and is outside the conservation area.

### Scale of development

We understand that the extent of the original house when it was built or at 1st July 1948 was 102m<sup>2</sup> ground and first floor. The volume of the original house is 286m<sup>3</sup>

Now the gross floor area of the existing house is 163m<sup>2</sup> at ground floor and first floor Which is an increase of 60%.

The volume of the building is 448m<sup>3</sup> This is a 56.5% volume increase on the original house.

The proposed extension is 20m<sup>2</sup> which is 12% of the existing gross floor area and gives an overall increase of 80% from the original house.

The proposed extension has a volume of 70.26m<sup>3</sup> which is a 15.6% and gives an overall increase in volume from the original building of 81%

We accepted these proposals, when compared to the original house, is disproportionate under the greenbelt rules. However, we believe that given that the extension is considered modest and utilises part of the existing building for the annex. Compared to the existing house and the fact that the reason for the extension is to provide a home for elderly relatives to have an independent place to live whilst having the support of the family in their later years, we believe these are special circumstances.

Furthermore under permitted development rights currently available to the property a "grannie annex" could be provided in the rear garden which will be twice as large as this proposed extension. This would be more harmful to the green belt than these proposals.

The owner has agreed to lose their permitted development rights for their property in favour of an approval for this modest extension.

We have identified a number of planning permissions granting extensions to other properties in this road and the area that take the overall size of the dwelling beyond the green belt rule. These have agreed to lose their permitted development rights to offset the harm of the extension.

## Design

The design of the side extension respects the scale of the existing property being lower and set back from the front face giving subservience to the existing house. Doors each side of the house provide the annex with its own entrance door and access for maintenance purposes to the garden.

The extension will use the same wall window and roof materials as the existing house.

The new lantern rooflights will provide additional light into the kitchen dining room.

## Access

The access to the house and the drive area will remain unaltered and the parking spaces remain unaffected by these proposals. Access to the rear garden for garden waste etc will be through new annex or the existing house.

## Materials

The extension will use the same wall window and roof materials as the existing house.

## Energy statement.

The extension will use a timber frame construction that will allow better than the minimum Thermal requirements of the Building Regulations. The windows and doors will be high

performance and again be better thermally than the requirements of the building regulations.

The heating will be linked to the existing house boiler.

The proposed new lantern roof lights will be triple glazed and have a very good thermal performance. Additional insulation will be installed to the roof when the rooflights are installed.

The new walk in shower will use taps WCs and showers to limit the use of water. A water butt will be installed to the rear of the existing house to provide water for the garden.

## **Conclusions**

The property is in a sustainable location. The proposed extensions and alterations are in keeping with the area and the existing house. The design respects the adjoining properties for privacy and scale. Given that the client has agreed to the loss of their permitted development right should this modest application be approved, we believe the design should be approved