



PLANNING STATEMENT

09/11/2023

In support of Householder Planning Application

Infill side extension, replacement windows/ doors and cladding at

Laneside, Drakes Avenue, Sidford, EX10 9QY

1.0 Introduction

This planning statement has been prepared in support of a Householder planning application for the site at Laneside, Drakes Avenue, Sidford, EX10 9QY. The application is for the the infill side extension, new windows and external cladding.

As part of the application this planning statement accompanies the following drawings and documents:

Laneside.SLP

Laneside.S01

Laneside.P01

1.1 Brief Description of Works

The application site was granted planning permission earlier this year for the proposed infill extension to the side, new dormer windows and roof light to the side elevation along with other works (23/0108/FUL), under the previous owner. My client and this application seeks approval for the much needed renovation works to the property which includes new windows/doors, removal/changes to the chimneys and new cladding. The infill side extension and chimney changes were granted under the previous planning application.

2.0 Location & Site Context

The property is a dilapidated three bedroom detached bungalow in need of renovation and modernisation, with a detached single garage. The application site has a rear south facing garden with a small front garden with space for additional off road parking. Currently, the internal layout is congested and in a state of disrepair with the existing bathroom already removed by the previous occupants ready for renovation. The house is currently uninhabitable, therefore the renovation works are necessary to create a more proportional layout and a dwelling fit for living.

3.0 Site History

As previously mentioned the application site has received a recent grant of approval for the proposed works similar yet more substantial to that in which we seek. Our proposed works scaled back the extensive works approved in the previous application. Please see below this recently approved application along with, some of similar works along Drakes Avenue.

Proposed infill extension to side, new dormer windows and roof light to side elevation.
Laneside, Drakes Avenue, EX10 9QY
23/0108/FUL - **Approved**

Construction of a single storey rear extension measuring 5.0 metres in depth, with a eaves height of 2.0 metres and a maximum height of 3.7 metres.
3 Drakes Avenue, EX10 9QY
19/1307/GPD - **Approved**

Rear single storey and dormer roof extensions and alterations. Re-location of existing garage.
3 Drakes Avenue, EX10 9QY
16/2686/FUL - **Approved**

Construction of single storey rear extension, dormer window to rear and alterations to windows on west elevation.
4 Drakes Avenue, EX10 9QY
16/2331/FUL - **Approved**

As the infill extension, chimney changes and some of the new windows have already been granted under the previous application, our application only seeks for the proposed cladding and new windows/doors.

The proposed works are less intrusive when compared to the extensive works included in the recent grant of approval, including 3 no. large dormers to provide additional bedroom space at first floor level. Our proposed works are for the essential renovation works only.

5.0 The Proposal

The proposal is to create an open plan kitchen/dining space that opens out to rear garden, very similar to that of the previously granted application.

The single detached garage is to remain as a garage and the introduction of a small circular window is to increase natural light to the garage and enhance the tired aesthetic of the existing property to a modern yet cohesive one, that is more in keeping with the overall street scene. The window is high level and will not overlook any neighbours.

5.1 Appearance and Materials

Although the cladding does not exist on the property, it is heavily present along Drakes Avenue on a large number of properties, meaning the proposed works will ensure the property will now be in keeping with the street scene.

Along with the cladding the walls will be brick and render to match the existing with the proposed windows and doors to be uPVC and aluminium to match the recently approved materials under 23/0108/FUL.

5.2 Access and Layout

There is no change to access to the property with a onsite storage for construction works, equipment and materials, limiting impact neighbours and drakes avenue access. The current general arrangement of the property is outdated and does not utilise to dwellings potential and as such the proposed internal alterations and changes to the property upgrade this layout, ensuring it is suitable of 21st century living.

5.3 Scale and Form

The infill extension is identical scale and form that that which was approved under 23/0108/FUL.

5.4 Position and Privacy

The new windows and doors are to replace that of the existing which are in a state beyond repair. The doors to the rear do not overlook any neighbours whilst improving the property's natural light.

6.0 Conclusion

Based on the explanation above we believe that the proposals conform with all of the relevant national and local planning policy. The reason for the planning submission similar to that in which was previously granted, is for the introduction of the new material only, whilst scaling back on the dormers and skylights as previously approved.

As always, would love to know your own thoughts on the matter and would happy to answer any questions you might have.