

Design Statement

**Site: 218 Sutton Park Road
Kidderminster DY11 6LD**

Proposal: Construction of first floor extension over existing ground floor garage to provide two bedrooms & ensuite room

The application site comprises a detached 2-storey dwelling house that has had previous extension one of which is the side garage/car port to be built over.

All materials and brick details will match the original house with a truncated roof reducing the impact. There will be a straight gable due to this wall being on the boundary and in order to minimise future maintenance.

The front elevation wall will line through with the existing being "broken" by the front bay windows and gabled roof over. This will give in part a symmetrical illusion to this elevation. This does not accord with the 2015 Supplementary Planning Document stating "typically a first floor side extension should be set back 0.75M from the front elevation of the original building". However as this house is detached and not a semi or terraced house this is less important as each application should be determined on its own merits.

To this end I would point out the following approvals where it was deemed a set back was not required by WFDC Planning Department;

17/0293/FULL 3 Southgate Close Kidderminster
23/0204/HOU 30 Ludgate Avenue Kidderminster
20/0008/FULL 119 St. Johns Avenue Kidderminster
19/0051/FULL 25 Hernes Nest Bewdley

Further the extension will be well screened by 217a Sutton Park Road which is positioned forward of 218 and is also well screened by hedges and trees.