

Supporting Letter from Applicant

Proposed Two Storey side Extension and alterations to 1 Erin Park, Stroud, GL5 3TW

The Application Site

1 Erin Park, Stroud is a 1930's style semi-detached house located in a 0.054ha plot at the corner of Erin Park and Eros Close, in Stroud. The existing dwelling faces Erin Park and has a garage and parking area located within the large open side garden alongside Eros Close. The site is within the settlement boundary. There is a Conservation Area nearby and the nearest Listed Building is Lightpill Mill (Grade II) – the proposals do not affect the Conservation Area or the setting of this Listed Building. The Site is within Flood Zone 1.

Erin Park is a short cul-de-sac in a residential area. To the south of No.1 Erin Park are semi-detached houses of similar design. To the west of the site there are terraced houses of a similar age to No. 1 Erin Park. To the north of the site on Eros Close, which again is a cul-de-sac, there are semi-detached houses of a similar age and further along Eros Close there are semi-detached bungalows set at various heights up the hillside.

Proposal

The proposal is to build above and forwards of the **existing side extension** creating a two-storey side extension to add an extra bedroom/bathroom on the first floor and a utility room and WC on the ground floor. The footings/walls/floorspace of the existing extension will be (re)used. It is also proposed to level up the garden to the front and side of the house with retaining wall/fencing to make the garden more usable and maximise the amenity space.

Access

The main access to the site will remain unaltered and will continue to be provided by the existing highway adjacent to the site. The front door to the house will move to the front elevation in line with other houses on Erin Park.

Landscaping

The garden at the front/side of the house is currently on a slope and not being used. It is proposed to level up this part of the garden with a small retaining wall and 1.2m fence to provide both privacy and protection for our dogs. 1 Eros Close has already undertaken similar works.

Design

Since the pre-application advice we have made the following concessions to ensure the extension remains subservient to the main dwelling:

- 1) Removal of the single-storey rear extension
- 2) Lower the eaves to reduce the roof ridge
- 3) Step back at the front elevation by 600mm

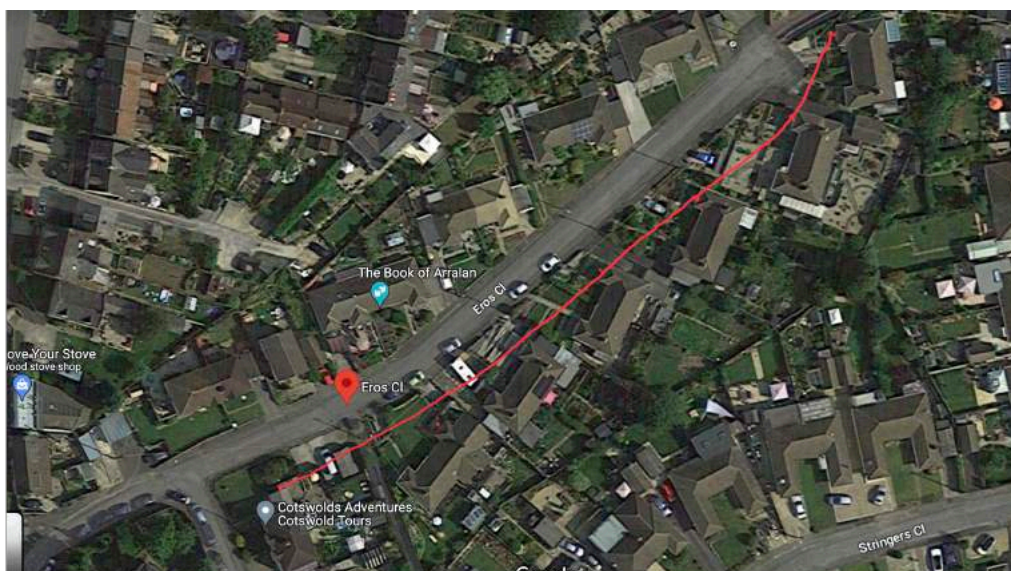
The proposed extension uses the rear and side walls and footings of the existing side extension. It won't be any wider than the existing extension and there will be over 6m to the side boundaries on Eros Close and Erin Park. The footings of the existing side extension are good enough for two storeys and we feel we feel it makes more sense from a financial, sustainability and waste perspective to build off the existing extension rather than knock it down and start again. The scale of our proposal would be similar to other

properties on Erin Park, where there are both terraced and semi-detached houses of a similar age, several of which already have side extensions. No 1 Eros Close has already done a similar sized side extension but kept it flush at the front elevation and continued the existing roof ridge line. This is the first thing you see when you come up Eros Close (see photo). 1 Erin Park is set back significantly from Eros Close so won't be prominent as you approach from the bottom of Eros Close. The sizeable corner plot has plenty of space to accommodate an extension of this scale and not impact the levels of amenity or feel over-developed or cramped. Several sizeable two-storey side extensions can also be found nearby on Hill Close Estate (46, 48, 49, 8, 9, 31). No. 49 is also on a corner plot.



Building line

The principal elevation fronts onto Erin Park, where the build line is clear and the design complements the other houses on the street, while remaining subservient to the main house. On Eros Close, the build line is curved and the design fits in with this line especially as the existing side extension has already established the built form to the side of the house and the garage is already out of sync with the build line



Eros Close build line

Relevant Planning Policies

Local Planning Policy- Delivery Policy HC8- Extensions to Dwellings

Permission will be granted for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

- 1. the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site*
- 2. the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location*
- 3. following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area*
- 4. the proposed construction meets sustainability requirements for new build dwellings and any opportunity to enhance the energy efficiency of the existing dwelling or unit is taken.*

Comment- This is a large plot of approximately 540 sq meters and can easily accommodate an extension of this scale and still leave plentiful amenity space at the rear and side. The proposed extension won't be any wider than the existing single storey side extension and will leave over 6 meters to both the boundaries. 1 Eros Close has already been extended on a similar scale on a smaller plot as has 48/49 Hill Close Estate, on a much smaller plot.

The extension has been designed to fit in with the other buildings on Erin Park, where there are a mixture of semi-detached and terraced houses from a similar period, some already having side extensions.

Parking will not be affected and there will still be off-street parking for upto 4 vehicles from the existing access on Eros Close.

As we will be using the footprint/walls/footings of the existing side extension it will minimise the need for new materials and the waste that would be produced if the existing extension was to be demolished and rebuilt.