



PLANNING STATEMENT

Prior Approval
Enlargement of a dwellinghouse
(which exceeds the limits in
paragraph A.1(f) of Part 1
Class A of Schedule 2)

2A Rufford Avenue,
New Ollerton,
Newark,
NG22 9PN

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1.0 Purpose of the Statement

The purpose of this statement is to demonstrate how the proposed extension to an existing dwelling accords with permitted development rights. The document includes an explanation of the rationale and the effect on the character and appearance of the area. A Design and Access Statement is not required for a prior approval application, but we have opted to include this statement to support the application.

2.0 Location and Context

The site lies within the settlement of New Ollerton on Rufford Avenue. This location is situated on a residential road which merges into Poplar Street and links with a number of side streets. The avenue accommodates predominantly semi-detached properties to both aspects, with a Tesco Supermarket on the southern edge a short distance from the plot. The western end of Rufford Avenue terminates at the A6075 (Forest Road). There are a wide range of shops on Forest Road to the north and north-west of and within walking distance. A veterinary surgery is located close to the property.



Image 1: Location Plan for Site

The application site consists of a semi-detached house located close to the corner of Poplar Street, Rufford Avenue and Birch Road. The property faces onto Rufford Avenue to the south, but nearby buildings are arranged around Birch Road or facing towards the junction corner.

The external materials of the properties within the vicinity of the site consist of predominantly brick with either slate or plain dark roof tiles. The roofs are either hipped or pitched with soffits and fascias. The adjoining semi-detached house to the application plot includes stone slips adhered to the front elevation, though this is not typical of the area.

2A Rufford Avenue has an open frontage with a rear garden. This includes a pre-fabricated concrete garage and gravel drive to the side. The property is 2 storey incorporating a living space, kitchen, bathrooms and lean-to conservatory with 3 bedrooms upstairs.

3.0 Brief Overview of Proposals

The applicants wish to replace the existing lean-to conservatory which is now in a dilapidated state with a new ground floor rear extension. The replacement structure will extend their property and allow a reorganisation of the ground floor to create an open plan space with a ground floor utility / wet room which could facilitate ground floor living for the occupants. One of the bedrooms upstairs will be converted to a bathroom.

The property has recently been under a tenancy, but now the owners wish to move into the house and adapt it for their own purposes and lifestyle.

The proposals are to create a ground floor flat roof extension approximately 3.5m x 5.5m to accommodate a new kitchen. Windows and doors on the side and front elevation are to be replaced, but within the existing openings.

The scheme also includes for some alterations to the front garden and drive. However, these are optional and will be implemented at the applicant's discretion.

4.0 Planning Statement & Justification

The application consists of a straightforward extension in this residential neighbourhood, all within the confines of the existing residential plot. The intention is to create a modern aesthetic and enhance the appearance of this building which is unfortunately in poor condition to the rear. The removal of the lean-to conservatory and construction of the extension will be a considerable improvement. The rear extension includes a large glazed rooflight in order to maximise natural light into the internal space.

The proposals to the rear of the property are considered acceptable under the applicants permitted development rights as the structure is located on the rear elevation and is longer than 3.0m but no greater than 6.0m in length. The structure is also below 3.0m in height at the eaves. The rooflight ridge is below 4.0m in height.

The alterations to the front elevation and side elevations relate to replacement of existing windows and front door within the existing openings. The site is not within a Conservation area, so these alterations could be carried out without planning approval.

The brickwork used in the extension will match the existing as closely as possible, but an exact match is unlikely due to the imperial brick measurements used. However, the design incorporates a rendered fascia which continues down to the floor level at each end so that the new brickwork is visually separated from the existing brick on the prominent elevations. No overshadowing or overlooking issues are created by the proposals to the rear as the neighbour has an existing extension which projects further than these proposals and blocks off any ground floor windows.

5.0 Additional Photos



Image 2: View of front garden 2A Rufford Avenue



Image 3: View of rear elevation of existing building