

Mayhill, Oakleigh – Design Statement

The proposal:

The proposal is to square off the existing bungalow, rebuild the garage set back in line with the main house, and create accommodation in the loft by the addition of 4 dormers.

The current bungalow has subsidence in a number of areas. Rather than underpinning or rebuilding the wall in its current place, permission is being sought to square off the bungalow, aligning with the front kitchen wall, and rear living room wall. The gable roof currently aligns with the smaller footprint with a lean to roof adjoining at the front and a gable roof to the rear. As part of the works, a new roof will be built on the squared off plan which will raise the ridge line by 800mm.

The current garage is small and sat to the front of the property. In line with trying to square off the property, a new adjoining garage is proposed sitting on the edge of the plot boundary, aligning with the front and rear elevation.

Finally 4 small dormers, 2 at the front and 2 at the rear are proposed to bring in natural light to additional proposed accommodation in the loft.

Policy CSI:

The policy requires the demonstrate that the sitting, form, scale, height, massing, detailing colour and materials respect and enhance the site and its context.

The existing bungalow sits in the centre of the plot with the garage to the front of the property boundary. By rebuilding the garage to align with the rest of the house sets the dwelling back from the private road which makes the property feel more private. The simplified footprint allows for a cleaner, and more aesthetically improved roof with well-proportioned dormers at the front and back.

The existing ridge height is proposed to only be raised by 800mm. The dormers are small and subservient to the rest of the roof. There aren't many properties in the immediate context. There is a bungalow further up the road which has had a loft conversion with the addition of dormers. To the other side, there is a mix of single storey buildings with lean to roofs, and a 3 storey farmhouse. The modest increase in ridge height will therefore have to impact on the immediate surroundings, nor will it look out of place.

The existing ground floor footprint of the bungalow and garage is 117m². The proposed footprint is 136m² which is only an increase of 16%. The size of the project is less about getting bigger and more about rationalising and making the best use of the space.

Overall, the proposed changes and additions to the bungalow will enhance the property and it's surrounding context and should be considered as high-quality design.



Residential Amenity:

PSP8 seeks to protect the residential amenity of neighbours and proposed development. Impacts to be considered are loss of privacy, overlooking, loss of light, loss of outlook and overbearing impacts.

The proposal introduces dormers which allows the bedrooms in the loft conversion to have natural light and outlook, rather than just providing rooflights for light and no outlook. It also increases the amount of useable space which improves the residential amenity.

Due to the sitting of the property there is no impact on the neighbouring properties and due to the creation of parking, it should be considered an improvement the 1 neighbouring property that lives past the bungalow on the private road.

The squaring off of the footprint creates a more defined front and rear garden, both of which are large in size and can be used to make the most of natural sunlight throughout the day.

Transport:

The current property provides no parking spaces. A garage is provided at recommended size 6m x 3m which is set back from the road; however planning policy states garage parking is only acceptable to 50% of properties on a development and nothing about an individual dwelling. Therefore, a further 2 parking spaces are provided to the front garden. To accommodate part of this, part of the stone wall will be removed. The road is not adopted and there is no kerb line.

Greenbelt:

The bungalow is situated in the greenbelt. The bungalow is one of the only few properties in the immediate surrounding.

It's location is off of a private road. It is sat a distance back from Badminton Road but can be seen clearly when passing by on the main road which means the rear elevation is just as important to the front.

The existing ground floor footprint is 117m² and the proposed is 136m² which is only a 16% increase. In line with guidance, 30% is an acceptable increase.

The existing volume of the property is 425m³ and the proposed volume is 635m³ which is a 50% increase in volume. Whilst a 30% increase in the greenbelt is preferred, 50% can be acceptable where a high-quality design is proposed, and the proposal remains in context with the surroundings. One of the reasons for the large increase is changing the poor-quality flat roof garage to a gable roof in line with the rest of the house.

The house will be re-rendered to uplift the visual appearance and all windows will be replaced with high quality grey windows and doors to give a modern look to the dwelling. Finally, the roof will have new concrete tiles.

Conclusion:

The proposal looks to rationalise the footprint and design of the bungalow creating a new roof and squared off walls. The overall increase in footprint is minimal and the design creates a vast improvement to what is existing. The high-quality design should therefore be considered acceptable despite being green belt.