

DESIGN & ACCESS STATEMENT

For

5 Llanvair Drive, Ascot, SL5 9HS



Introduction

This statement has been prepared on behalf of our client who is seeking full planning permission for the conversion of integral garage and construction of a part single, part two storey rear extension and first floor side extension.

The Design and Access Statement has been prepared in accordance with the guidance published by CABE, the Commission for Architecture and the Built Environment.

Site Location & Context

The application site is known as 5 Llanvair Drive, Ascot which is located in the Ascot and Sunninghill Ward and Constituency of Windsor.

The location benefits from its close proximity to transport links such as Coronation Road Bus Stop (0.5 miles), Ascot Train Station (1.1 miles) and Junction 3 of the M3 (3.8 miles).

The site is located within a residential area characterized by large, detached dwellings on medium to large sized plots with private drives. Llanvair Drive is identified within the RBWM Townscape Assessment as a 'Leafy Residential Suburb'.

Existing Site Information

The site is broadly rectangular with a depth of 58.8m and a width of 18.5m along the western boundary which tapers to 15.7m to the east. The overall site area is approximately 1021.3 sqm (0.10 hectares). The site is largely enclosed by close boarded fencing, hedgerows, and a number of well-established trees.

The existing dwelling is located approximately 14.6m away from Llanvair Drive to the west and approximately 33.3m from the eastern boundary. Access is currently located to the northwest of the site and there is ample parking provided to the front.

The property is a two-storey detached house which has a footprint of 126.9 sqm and a gross internal area of 209.8 sqm. Private amenity space is provided to the rear.

Relevant Planning History

23/02899: Garage conversion, part single, part two storey part first floor rear/ side extension, loft conversion, new roof to include raising of the ridge, 2no. front dormers, 3no. rear dormers, 1no front canopy, alterations to fenestration and external finishes following demolition of existing elements.

Refused 23rd January 2024

Reasons for refusal:

1. The proposal by reason of its siting, scale, design and materials would overly dominate and be unsympathetic to the house dwelling and would be out of keeping and detract from the character of the area.
2. The proposal by reason of its scale and siting, would be unneighbourly and result in loss of light and appear overbearing when viewed from the adjoining dwelling at No.3 Llanvair Drive to the detriment of the occupants' living conditions.

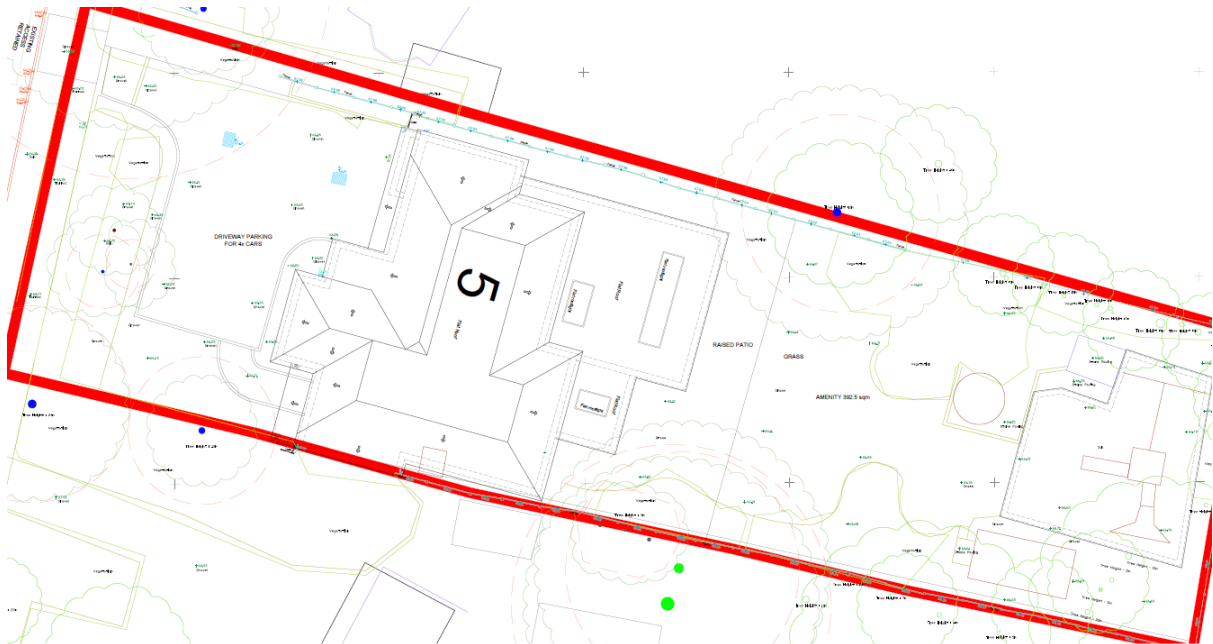
Comments within the Officers Report:

- The site is not within an area at risk from flooding.
- The site is not within a Conservation Area or subject to any other specific planning constraints.
- Proposal fails to be subservient to the host dwelling.
- The extended property would be out of keeping with the density, scale, bulk and footprint of houses in the surrounding area.
- The proposal includes the use of grey render and natural Spanish slate which do not complement the materials used on properties nearby.
- Large crown roof is unsympathetic to the host building.
- The rear extension at ground, first floor and roof level would extend well back into the garden and would introduce an overbearing and oppressive element and harm the amenities of the adjoining occupants at No.3.
- Driveway and parking provision considered acceptable.
- The proposal does not directly affect any trees.

The Proposal

Proposed Development

The proposal is for the conversion of an integral garage and construction of a part single, part two storey rear extension and first floor side extension.

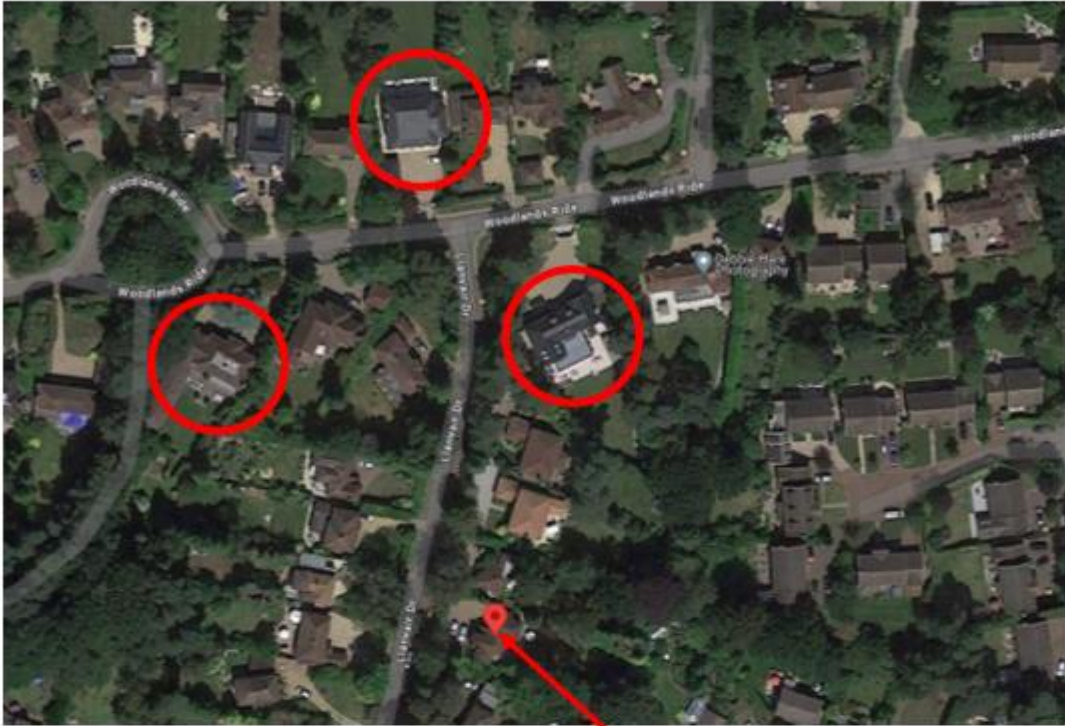


The secondary door with covered porch provides access to a home gym and also helps balance the front elevation by mirroring features of the existing.

The proposed two storey rear extension follows the same ridge height as the first-floor side extension to ensure that it is subservient to the original dwelling. The rear extension has been reduced considerably in comparison to the previously refused scheme and the proposal now keeps the extension to the south and away from No.3. In addition to this, a new roof is proposed to the rear which actually reduces the existing ridge height over the rear bedroom by 370mm which should result in an improved outlook for No.3 than currently exists.

Given the above, it is believed that the proposed development would not cause detrimental issues in terms of overshadowing or loss of light to any of the neighbouring properties due to the reduced depth and height of the proposal. Therefore, it is considered that the proposed extensions would not have a negative impact on the neighbouring properties or their amenities.

In order to ensure the extension has a lower ridge height than the existing, a crown roof is still proposed. The Officers Report previously stated that the proposed large crown roof would be unsympathetic to the host building and that the proposed bulk and design, emphasized by the extensive crown roof fails to respect the scale and pattern of development in this area. However, the current application removes the previously proposed second floor, reduces the ridge height of the existing rear hipped roof by 370mm (improving the outlook for No.3) and the size of the crown roof is significantly reduced as a result of scaling back the proposed first floor extension, it is therefore considered that the crown roof is no longer large or extensive. The ridge height from the street scene will also remain as existing. In addition to this, there are a number of properties along Llanvair Drive as well as the surrounding roads which feature large footprints and crown roofs as evidenced below.



Application Site





As demonstrated above there are at least 23 properties within half a mile of the application site with large footprints and crown roofs. It is therefore considered that the proposed footprint and style of roof is wholly appropriate to both the context of the site and the character of the wider area.

392.5 sqm of private amenity space is provided to the rear (east) of the dwelling. This is considered to be wholly appropriate for a dwelling of this size and as no concerns were raised previously it is deemed that this level of provision is still deemed to be sufficient and in keeping with the area.

Access and parking is to remain as existing and is considered to still be acceptable.

The extensions have been designed to ensure that the dwelling remains in keeping with the character of the area in regard to siting, scale, mass, and bulk. The overall scale of the proposed dwelling has a footprint and gross internal area that is wholly appropriate for the area and within the context of the site.

A combination of brick and tile hanging to match the existing dwelling is proposed to ensure that the dwelling sits comfortably within the street scene as well as the context of the wider area. All other materials including roof tiles, windows, doors, rainwater goods etc. will also be chosen to match the existing.

Sustainability

Materials and suppliers will be sourced from within the local area wherever possible to minimise transport costs, ideally within 35 miles of the site.

Water

Water usage will comply with the current regulations as set out in Approved Document Part G. As a minimum the predicted water consumption will be assessed to ensure that the water consumption is limited to 110 liters per person per day. This will be achieved through a selection of the following types of fitting:

- Dual flush WC' s
- Low flow monobloc mixer taps
- Reduced volume bath
- Low flow shower fittings
- Low water usage washing machines and dishwashers.

Waste and Recycling

There is ample space on site for a dedicated refuse store. As existing, collection will take place from Llanvair Drive and the occupiers will be required to make sure bins are at the end of the drive on collection days.

Conclusion

To summarise, the proposed extensions have been scaled down considerably, the proposal no longer seeks to increase the ridge height or change the roof pitch, the proposed second floor and two-storey extension closest to No.3 have been removed completely and depth of the two-storey extension closest to No.7 has been reduced.

The materials will also be to match the existing rather than the grey render and slate tiles as previously proposed. The current proposal reduces the gross internal area proposed by 111.8 sqm compared to the previously refused scheme under 23/02899.

It is therefore believed that throughout this document and accompanying drawings, it is evidenced that the dwelling can be extended in a way which respects and reflects the grain of development and character of the area.

In addition to this, the dwelling will not cause any detrimental impact in regards to loss of privacy, overlooking, daylight or overshadowing.

For the reasons detailed in this document, it is believed that proposed development addresses and overcomes the reasons for refusal and that the scheme should be granted permissions.



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