

46 BIERTON ROAD, AYELSBURY, HP20 1EJ.

EXTENSION AND ALTERATIONS TO CREATE 5 SELF CONTAINED FLATS

PLANNING STATEMENT

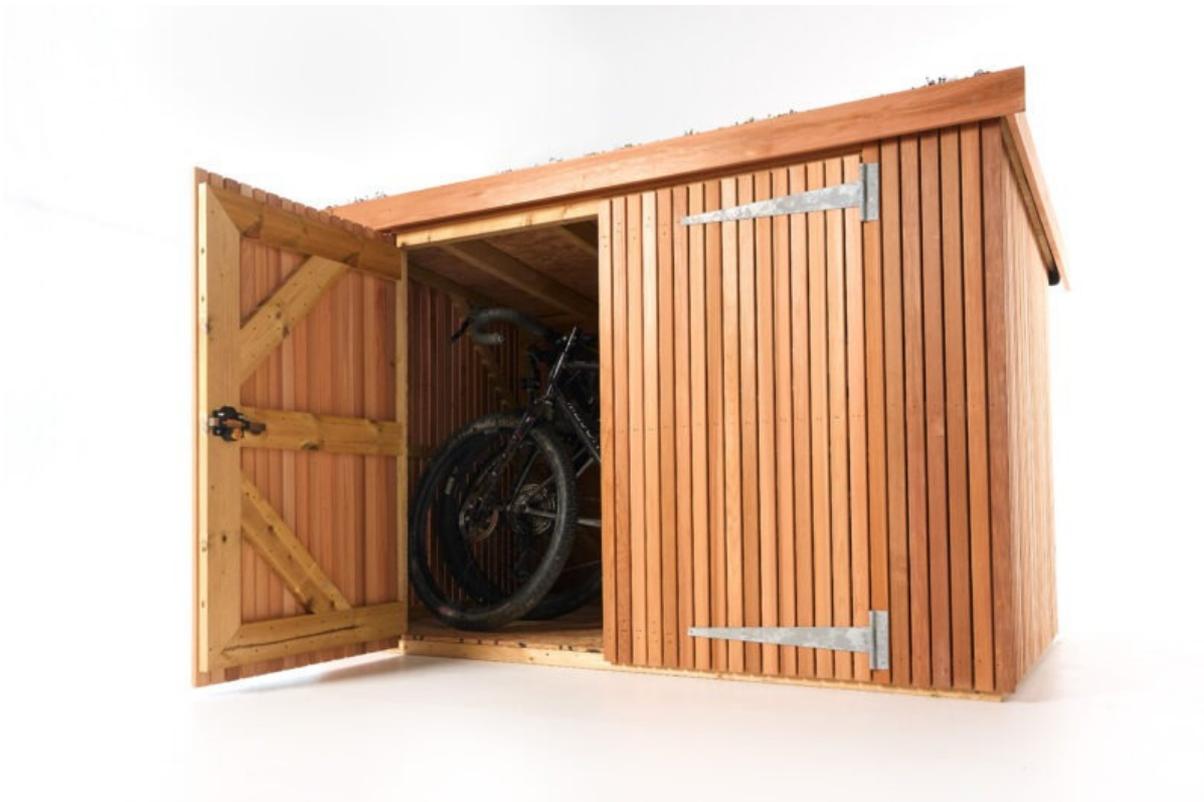


Current use

Number 46 Bierton Road, is a 2 storey detached Victorian dwelling currently occupied as a 6 bedroom HMO set amongst a mixture of detached, semi-detached and terraced properties, typically Victorian in character. Lay-by parking is available in the road and there is a detached garage in the rear garden served by an access road.

Proposed use

The construction of a first floor rear extension and roof extension will allow the property to be subdivided to provide 5 self-contained one bedroom flats. The existing garage will be removed and 2 car parking spaces provided together with secure storage for 5 cycles.



Design considerations

The existing roof will be extended with the ridge level increased to match the adjacent detached property, number 48 Bierton Road, with a mansard roof to the rear projection allowing the existing parapet wall facing number 48 Bierton Road to remain unaltered. A modest first floor extension is proposed with a flat roof and parapet wall to the boundary ensuring that the addition in built up appearance and the impact on neighbouring properties is minimised.

The use of matching facing materials will respect the local vernacular.

Access to flat 1,3,4 and 5 will be via the existing front door with separate access to flat 2, each flat being accessible in accordance with Building Regulations Part M.

Access to the communal garden area is available to the side of the property with access also now provided from the service road to the rear.

The storage of refuse and recycling containers will remain altered in the walled front garden.

SuDs drainage

The proposals will effectively reduce the area of site covered by buildings following removal of the existing detached garage with the replacement car parking spaces being surfaced in porous gravel.

The rainwater from the additional roof area will drain to a soakaway located a minimum of 5 metres from the building and constructed in accordance with Approved Document H3 and designed in accordance with BS EN 752-4 (Drain and sewer systems outside buildings) or BRE Digest 365 (Soakaway design) with allowance being made for attenuation with the inclusion of water butts.

With these offsetting measures in place, the proposed development will not have a materially detrimental effect to the site's ability to deal with surface water in a sustainable manner.

Ecology

The existing planting and area of lawn to the front and rear gardens will be retained and enhanced with the provision of a green roof to the cycle store and the additional of 2 bird boxes and 1 bat box.

Conclusion

The proposals aim to provide a total of 5 high quality self-contained flats and making a valuable contribution to the housing stock in a sustainable manner that respects the character of the area, avoids having a detrimental effect on the neighbouring properties and is accessible being located a short distance from the town centre with good transport links.