

# **Proposed single-storey rear extension 77 Westbrook Road, Weston-super-Mare**

## **Planning Statement**

### **The Site**

The site comprises a detached bungalow on the northwest side of Westbrook Road, Weston-super-Mare.

The bungalow has a hipped roof with a small gable to the front. The walls have render finish and the roof is clad with double Roman tiles.

There is a lean-to conservatory to the rear of the property.

### **The Proposal**

It is proposed to demolish the existing conservatory and replace it with a more substantial masonry and solid roof extension. This will allow a more usable space to be created that can function as a kitchen/dining and living area.

The extension will have hipped roof and roof lights will be introduced to provide additional daylight. It should be noted that, had the extension had a flat roof, the extension could be constructed under permitted development. However, the introduction of the more aesthetically appealing hipped roof results in the ridge being in excess of 4.0m from ground level and, therefore, planning consent is sought for this development.

### **Design and Access**

Access is from Westbrook Road and there is sufficient space for several cars on the existing drive and garage. The proposal does not increase the number of bedrooms and, therefore does not require additional off-street parking.

The design of the proposed extension has been considered and to unify the appearance of the building, the applicant has chosen a solid, hipped roof. This will be clad in double-Roman tiles, to match the existing.

The walls will be roughcast render to match the existing, with a red brick base. Windows and doors will be white upvc.

### **Flood Risk**

The site is located on a hill. In an elevated position and does not fall within a flood zone and, therefore, a flood risk assessment is not required.

### **Ecological Impact**

The site is in Horseshoe bat Zone C. The development is minor and is unlikely to have any significant impact on the local ecology. There will be an increase in the tiled roof area, offering additional roosting space for any bats.