
8 Broad Lane – Design Statement

The proposal:

The proposal is to demolish the existing rear extension and build a more usable extension to create a snug to the kitchen and a master-bedroom upstairs, converting an existing bedroom into an additional family bathroom.

The current house is a semi-detached, twin apex, render finish house at the end of Broad Lane. A large garage sits in the grounds and boasts a large garden. Previous extensions include a porch to the front / side and the rear extension which we are seeking permission to demolish and rebuild larger.



Registered office above | My Village Architect | Esther Brown BA (Hons) MArch ARB

Policy CS1:

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 extension sits to the rear of the house and there is no development behind and therefore seen by very few people. The extension sits to the detached edge of the property rather than party wall to ensure there is no impact on the neighbouring property. The image shows the surrounding context from Google aerial view.

The extension is 4m which is in line with South Gloucestershire's SPD on householder design guide. The design follows the low eaves of the main house ensuring the height of the extension stays in keeping with the host dwelling. Finally, the roof is designed as a gable to reflect the previous design and the side elevation of the main house. There is a similar rear extension along the road.

The materials of the proposed extension match the main dwelling, ensuring that the design is keeping with the main house.

There are windows at ground floor on all sides of the extension and to first floor there are windows and a Juliet balcony facing north and south. This ensures there are no overlooking issues whilst the owners enjoy sun at all times of day, ensuring a high-quality living space internally.

Overall, the proposed extension will enhance the property and it's surrounding context and should be considered as high-quality design both internally and externally.

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 is to extend to the further edge of the house rather than along the party wall to not cross any 45 degree lines and reduce any impact on the neighbour. The sitting of the property, along with keeping low eaves and having no windows at first floor that look directly into the neighbouring garden, there should be no impact on the neighbours.

Transport:

The current property have ample parking. As part of the design, the master bedroom is moving into the extension and a current bedroom is converted into a large bathroom which means there is no increase in vehicles.

Greenbelt:

The house is situated in the greenbelt. The house is semi-detached and is the last dwelling on the road.

The gardens back onto fields and the property is generally not overlooked by any other development. The front of the dwelling is what would be seen the most and there is no change to this elevation.

The original volume of the house is 516m³. The previous porch extension added 40m³ and the previous rear extension added 20m³.

Designing within the greenbelt recommends no more than a 30% increase of the original volume. An additional 155m³ would therefore be allowable. 40m³ has been used with the porch which leaves 115m³ for the rear extension as the current one will be demolished.

The rear elevation measures 28m² and is 4m deep in total which results in a 112m³ volume which is within the allowable volume set out in the guidance.

The house will be re-rendered to uplift the visual appearance and all windows will be replaced to ensure a high-quality finish.

Finally, the design features including the gable roof, material palette and overall size of the extension has been designed to reflect the host dwelling on large plot.

Conclusion:

The proposal looks to create a rear extension that compliments the main dwelling in terms of scale, materiality and roof design. The additional space allows a high quality of living for the current family and causes no impact to the neighbours or the surrounding environment. The high-quality design should therefore be considered acceptable and no impact on to the green belt.