



Planning Statement

Project: First floor extension & balcony
Address: The Malthouse, Onehouse
Client: Mr R. Gant
Job Number: 531
Document Ref: 531-PS01

Introduction

This statement accompanies the householder planning application and associated documentation for the proposed first floor extension and new balcony at The Malthouse, Lower Road, Onehouse.

Setting

The Malthouse, Lower Road, Onehouse is an existing 4 bedroom, detached two (1.5) storey residential dwelling comprising of both brick and cladding and has a clay pantiled roof with natural slate lean-to section to the rear. First floor windows are generally pitched roof dormers (front and rear) where they are not located within a gable wall. The property was subject to an extension approximately 12 years ago.

The property is located rurally in relative isolation with no immediate neighbours and occupies a large plot of land.

The property is accessed directly from Lower Road with off road parking for multiple vehicles in addition to the garage and cartlodge building.

Constraints

Heritage Assets – The site is not directly connected to any heritage assets. There are various heritage assets located to the West and South West of the proposed development however, each of this is a significant distance away (over 150m) and with no direct relationship with any visual connection between these thus severing any potential impact.

Flooding – The Malthouse and surrounding plot is located wholly within flood zone 1, an area with a low risk of flooding.

Social/Affordance Housing – The proposed development does not meet with the relevant threshold for any social/affordable housing contribution.

History - The dwelling has been subject to various planning applications with the most relevant being a two storey side extension to the main dwelling including a garage which was approved with no concerns raised regarding the proposals. A separate application for a cartlodge (and subsequently conversion of the first floor to an annex) with was submitted and approved.

Proposals

The submitted application proposes to extend the existing residential dwelling with a small first floor extension above the existing sitting room in place of the existing balcony structure. The extension will provide a dressing room with access directly from the master bedroom. The proposals also include the addition of a simple balcony structure to the rear of the house being constructed off and existing retain wall structure and using an existing first floor door (juliette balcony) for access. The proposals are designed to utilise the same material palette as the existing dwelling with eaves and ridge heights minimised to ensure that the proposals remain subservient.

Conclusion

The proposed development is very modest in scale and has been sensitively designed with the constraints influencing the submitted design. The proposals are in keeping with the existing dwelling. The proposals would not adversely impact any neighbours.