

# Planning Statement

Archways, Sicklinghall Road

*This design statement is to accompany the planning application at Archways, Sicklinghall Road, Wetherby*



## Introduction

This statement has been written to accompany a planning application for an extension and alterations at Archways on Sicklinghall Road in Wetherby.

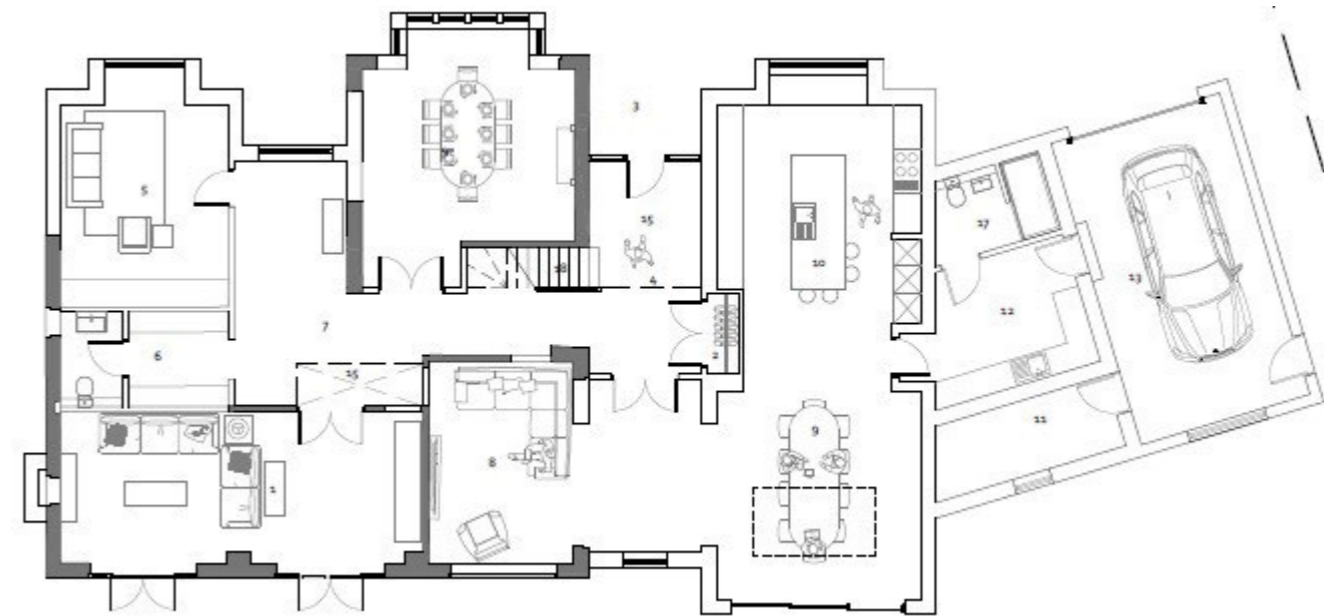
The existing house is a 1970s dormer bungalow with an attached single storey garage with a flat roof.

The applicant is looking to make alterations and construct an extension, to provide additional accommodation and improve the appearance of the house.

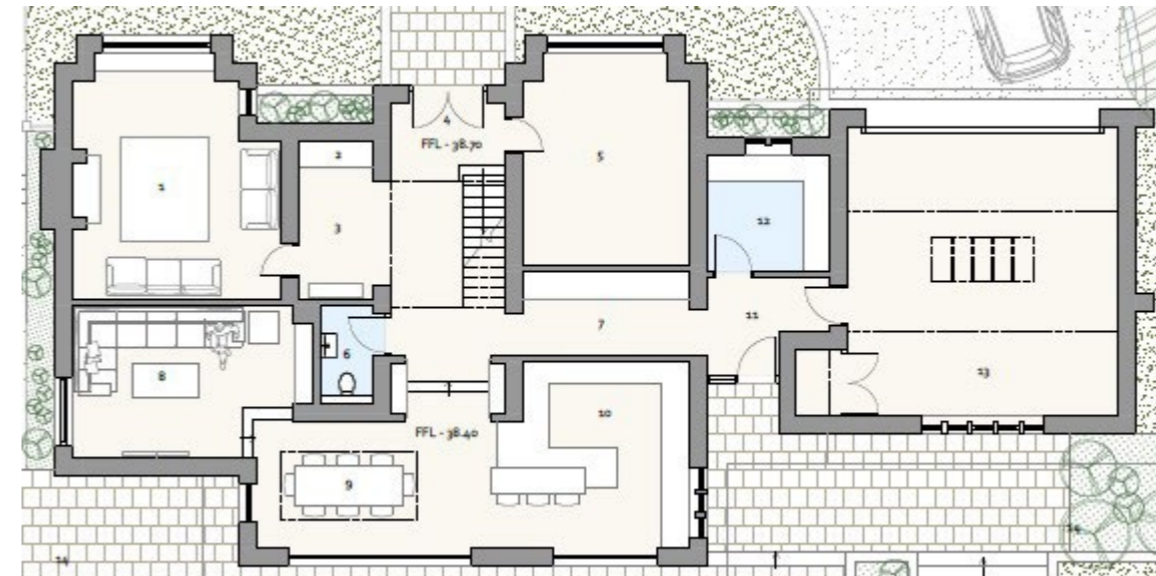
## Planning History

There is planning approval for a replacement dwelling on the site - **20/08192/FU**.

The applicant is a subsequent owner whose preference is to retain and alter the existing house. The applicant recognises the aesthetic improvement of the approved replacement dwelling over the original dwelling.



*Proposed Ground Floor Plan*



*Approved Ground Floor Plan 20/08192/FU*

## Proposals

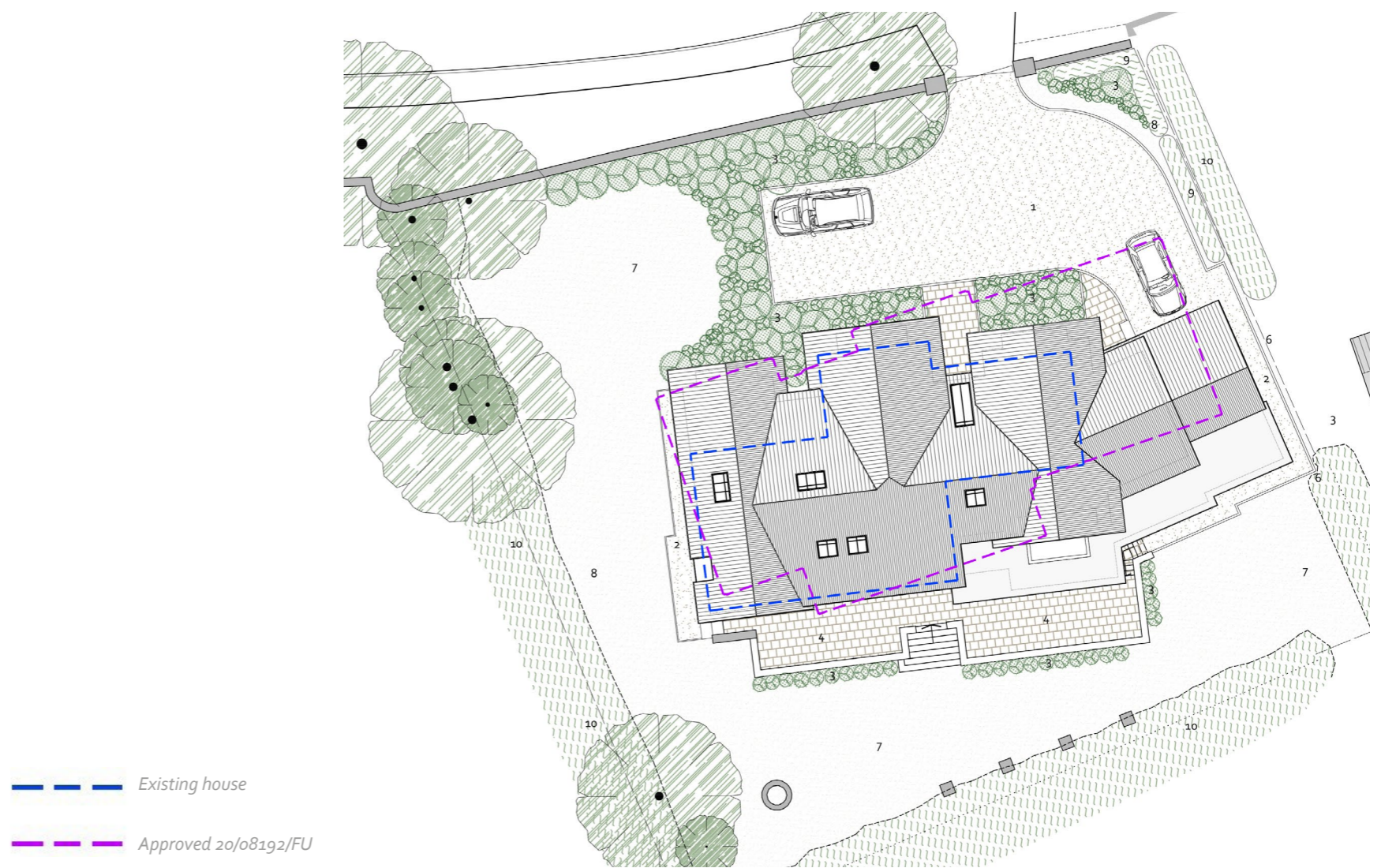
The approved replacement dwelling is significantly larger than the existing house. The proposed house as extended is similar in scale and does not exceed the ridge heights of the approved, see the diagram.

The approved dwelling was located in a slightly rotated position on the site. This was to align with the front boundary to Sicklinghall Road, adopting the same building line as the neighbouring properties to the east. The proposed extension now includes a garage and utility area, this is cranked to follow the line of the front boundary. This part of the extension allows the proposed house to relate to the building line of the neighbouring houses.

The proposed footprint once the bungalow has been altered and extended is similar to that of the approved dwelling, see the site plan.



*Proposed North Elevation with comparison of existing, approved and proposed dwellings*



*Proposed site plan with comparison of existing and approved dwellings*

**Materials**

The existing house is built in random stone with a roof covering of grey pantiles. The windows and doors are a mixture of uPVC and timber.

The alterations and extension have been designed to be similar in scale and style to that of the approved scheme, with high quality materials, sympathetic to the site location.

The proposed materials are a combination of coursed ashlar, white render and timber cladding. The proposed window and door frames are to be dark grey aluminium throughout, with the exception of the front entrance doors which are to be oak framed. The roof covering is natural slate, with roof lights also having dark grey frames.

**Conclusion**

Altering and extending the existing house will provide a more sustainable solution, compared to the approved replacement dwelling. The proposed alterations and extension will create a well proportioned family home of contemporary design, utilising high quality materials.



*Existing North Elevations*



*Approved North Elevation 20/08192/FU*



*Proposed North Elevation*