



PROPOSED FRONT AND SIDE EXTENSION, CONVERSION OF LOFT SPACE, MINOR INTERNAL AND EXTERNAL ALTERATIONS, REPLACEMENT GARAGE WITH OFFICE AND GYM ABOVE AND A PROPOSED SWIMMING POOL.



1.1 This planning statement has been prepared to support an application for the proposed front and side extension, loft conversion, and some minor internal and external alterations to the dwelling. A replacement garage with an office and gym above has also been proposed, in addition to a swimming pool to the rear of 10 Priory Road, Manton, Oakham, LE15 8ST.

1.2 The following drawings have been submitted with this application:

- 1756 - 01 (Location & Proposed Block Plan) A1
- 1756 - 02 (Existing Floor Plans) A0
- 1756 - 03 (Existing Elevations) A0
- 1756 - 04 (Existing Garage Floor Plan and Elevations) A1
- 1756 - 05 (Existing Site Plan) A1
- 1756 - 06 (Proposed Floor Plans) A0
- 1756 - 07 (Proposed Elevations) A0
- 1756 - 08 (Proposed Garage Floor Plan and Elevations) A1
- 1756 - 09 (Proposed Site Plan) A1

1.3 10 Priory Road, Maton is not listed, nor does it lie within a conservation area. However, it is understood that it is within close proximity to the planned limits boundary. For clarification, all proposals have been kept within this boundary.

## 2.0 Planning History

- 2.1 Planning consent was granted in 1979 (1979/0472/HIST) to extend and alter the dwelling to form new kitchen and bedroom.
- 2.2 Planning consent was granted in 1999 (F/1999/0232), to extend the south elevation of the house, a sun room to the West elevation and a single storey extension to the East.
- 2.3 In 2011 a screening opinion application was submitted to screen the maintenance and remedials works to Rutland Water reservoir carried out by Anglian water.
- 2.4 An application was also submitted in 2001 to the land west of 10 Priory Road, Manton for a change of use from agricultural land to wildlife area.

- 3.1 The applicant intends to construct a front and side extension, convert the loft space, as well as some internal and external alterations to the dwelling. The applicant is also intending to form a replacement garage with an office and gym located above within the roof space. An external swimming pool has also been proposed towards the rear of the site.
- 3.2 The construction of the front extension (porch) will consist of a flat green roof, vertical timber cladding and a zinc fascia. The gable element of the porch will predominantly consist of glazing together with a zinc fascia border and blue / grey slate finish to the roof. Windows and doors will consist of dark grey aluminium frames.
- 3.3 The construction of the two storey side extension will consist of stonework to the walls, with the roof finish to match the existing (double roman tile). Windows and doors will consist of dark grey aluminium frames.
- 3.4 The conversion of the loft space will allow to form two additional bedrooms and a bathroom. The conversion will help in accommodating the applicants growing family. Part of the conversion will also involve constructing two dormers to the Northwest (rear) facing roof. The dormers will consist of a double roman roof tile to match the existing and a zinc finish to the cheeks. In addition to the aforementioned, it is also proposed to install four rooflights to the main roof of the dwelling (one to the Southwest - front facing roof and the remaining three to the Northwest - rear facing roof). This will allow for suitable ventilation and natural light to enter into the proposed spaces.

- 3.5 The proposed pool to the rear of the site is to be approximately 1.5m deep and to be a modest size of 10m x 5m with a terrace to the borders. The pool is set back from the main dwelling by 1.2m. For the construction of the swimming pool minimal excavation will be required due to the removal of the existing hard landscaping present.
- 3.6 The existing garage is required to be demolished due to it not being able to accommodate a modern sized vehicle, and has therefore fallen redundant for its purpose. In response to this, the applicant would like to construct a replacement garage together with an office and gym located above within the roof space. The materials for this garage will consist of stonework and timber cladding to match the proposed front elevation of the dwelling. The roof finish will consist of a blue/grey slate.