



DESIGN STATEMENT

at
8 St Marys Close, Edith Weston, LE15 8HF
Prepared by
Harris McCormack Architects

on behalf of Robert Jarvis



PROPOSALS:

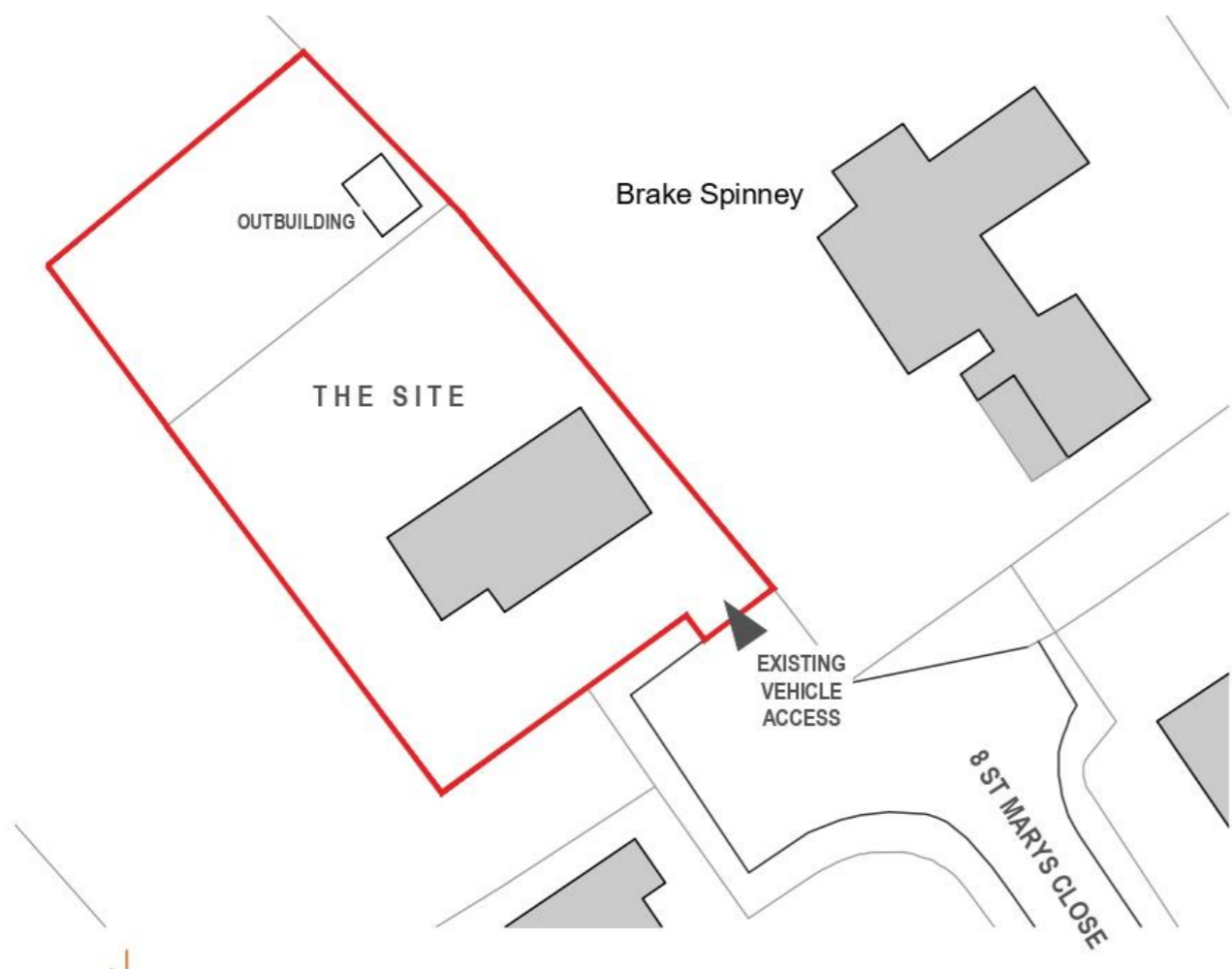
DESIGN

The design sees a number of small extensions to the property, many of which could be carried out under permitted development but for the avoidance of doubt and to make the overall impact clear, we have included all of the works within the application.

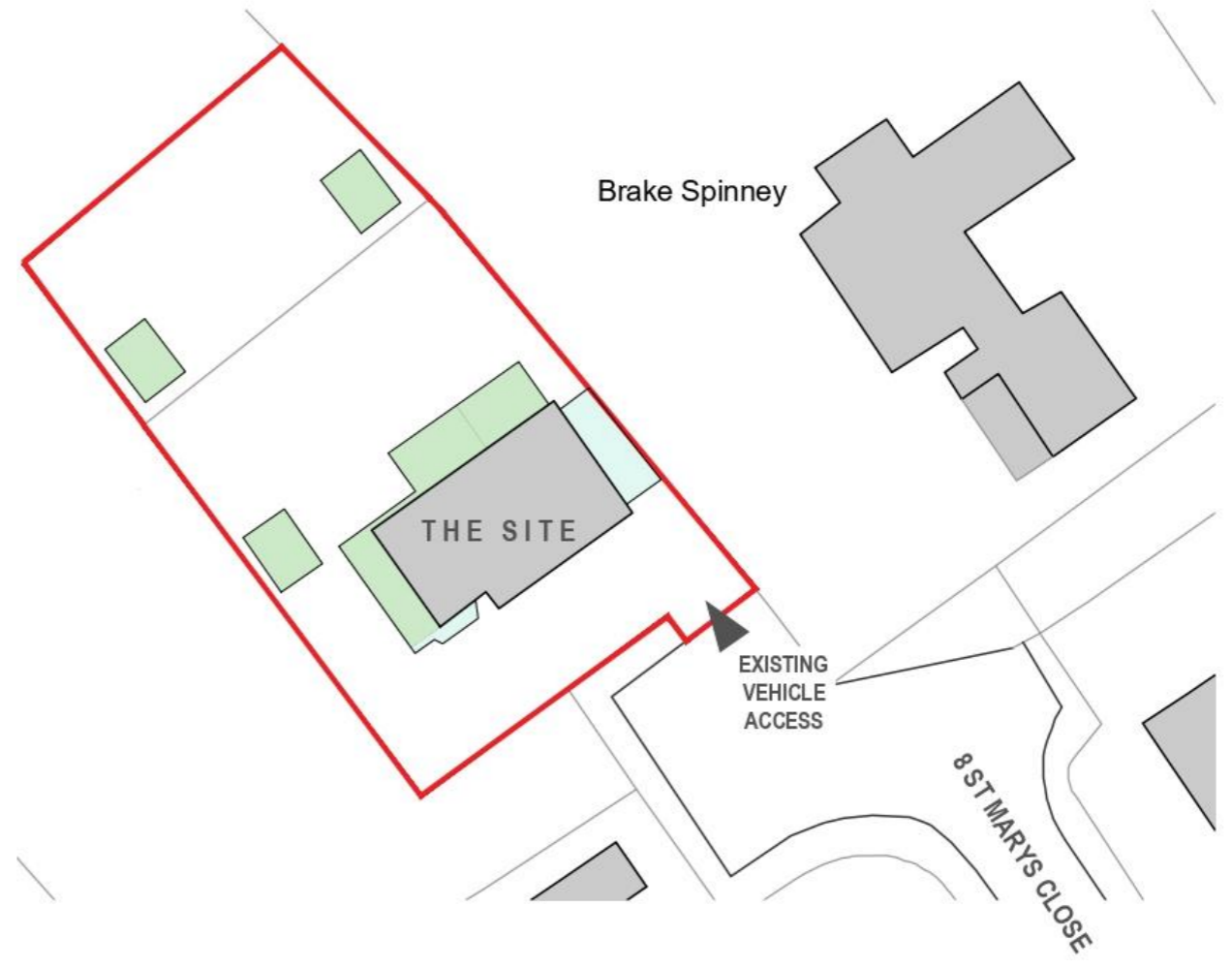
The elements of development can be described as follows along with their allowable rights:

- Single storey flat roofed store and covered side extension to the Northeast of the main house.
 - This is 2750mm high 250mm too high to be within permitted development but the essence of its size in terms of footprint would be permitted. Given that this sits below the top of the adjoining boundary wall, this is deemed approvable.
- Single storey flat roofed side extension to the Southwest of the main house to form larger lounge.
 - This would be less than 4m high, less than 50% of the width of the existing house and not increase overall footprint of the site beyond 50% and therefore, this falls within permitted development rights.
- Rear extension and covered seating area.
 - It sits 3.4m off the original rear elevation of the house, is not more than 4m high and combined with other proposed structures, does not excessively increase overall footprint beyond the 50% limit. The balcony would not fall under permitted development rights however taking into consideration distances to the boundary and veranda being centered to the property there would be no amenity issues.
- Dormer to the side roof
 - This is 2m³ over permitted development of 50m³ increased volume to the building, including the additional volume created within the existing roof volume. This could be reduced to meet the permitted development limit, but this is deemed a non-material difference.
- Bay window to front elevation.
 - This would require consent in any event.
- Replacing roof covering and roof overhangs generally
 - The replacing of the covering is permitted as we are replacing with similar material. However, due to the need to strip the roof, we are extending the overhangs of the roof to give the walls a little more cover and increase the chalet style on which the original design form is based.
- Solar panels
 - Approvable under permitted development.
- Summer house, glasshouse and shed
 - Approvable under permitted development.
- Render
 - Requires consent but covers up a very bland stock brick.
- All of the development elements added up together clearly do not create a footprint greater than a total of 50%.

SCOPE OF WORKS UNDER PERMITTED DEVELOPMENT RIGHTS



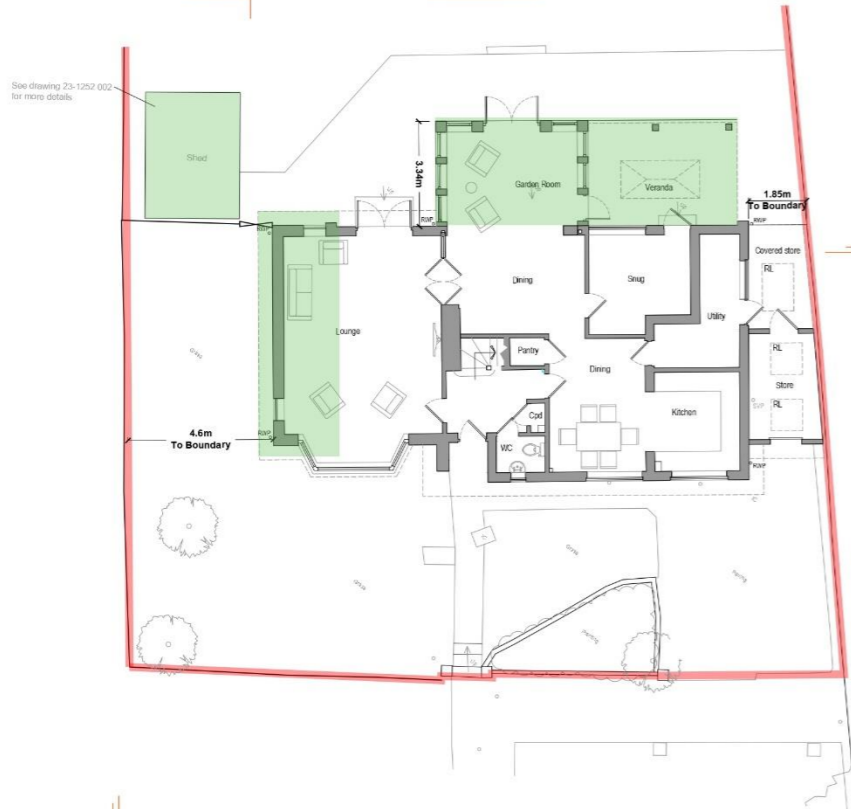
SITE - EXISTING



SITE - PROPOSED



FIRST FLOOR PLAN



GROUND FLOOR PLAN



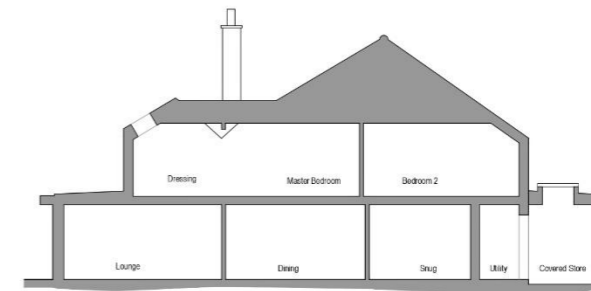
FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)



CROSS SECTION



SIDE ELEVATION (EAST)