

SUPPORTING PLANNING STATEMENT

Proposed Rear Extension at
35 Ninth Street, Newtowngrange

Isobel Woods

Version 1

April 2024



1 Introduction

This statement has been prepared on behalf of Isobel Woods in support of her application for planning permission for a single storey rear extension.

The house is under her ownership and the proposal seeks to create an extension to create a larger open-plan kitchen/dining and living space.

2 Site & Planning Context

The site is located at 35 Ninth street a quiet, residential street within the original street structure Newtowngrange. To the rear there is a shared vennel with Eighth street and to the front the road connects park road and the rear Liney Dyke.

The dwelling is currently single storey with three bedrooms living and small kitchen. The proposal seeks to create an extension to provide better living space maximising light and garden access as well as creating larger bathroom and kitchen areas more appropriate for modern living.

On the street itself there are several properties which have substantial extensions. These include 17 Ninth Street **(23/00274/DPP)** 38 **(22/00601/FUL)** and 23 **(03/00874/FUL)** which have large extensions and number 25 **(99/00323/FUL)** which has a pitched roof extension similar to the depth of the proposal. On the other side of Ninth street number 4 has a storey and half extension which was granted in 2012 **(12/00256/DPP)** numbers 18 **(14/00064/DPP)** 22 **(11/00363/DPP)** and 24 **(03/00154/FUL)** also have substantial pitched roof extension. Other storey and a half extensions which face onto the vennel from Eighth street include the recently constructed extension at 44 **(20/00233/DDP)** and the extension at 40 **(04/00339/FUL)**. There are also several examples on neighbouring streets including a 2 storey extension on Tenth street **(01/00492/FUL)**



Rear 17 Ninth Street- (23/00274/DPP)



Rear 44 Eighth Street- (20/00233/DDP)



4 Response to Planning Policy

Whilst we appreciate that the proposal is substantial, we believe we have provided a high quality, Architectural solution which contributes to the rear streetscape rather than detracting from it.

We summarise below the ways in which the proposal has been designed in order to meet the planning guidelines:

Scale and Proportion- the extension extends across the rear of the property but it was important to create a massing which is subservient to the existing cottage. The height is similar in height to the neighbouring property and has a pitched roof form to tie in with the existing vernacular forms

Architectural Style- We were keen to look at an architectural solution which was sympathetic to the original but provided a modern architectural solution. As such the extension has been designed with a simple palette of timber, slate and sage green windows.

Amenity/Garden Ground- Although the proposal extends further than 1/3 of the garden it does not cover the full width thus meaning less than a 1/4 of the garden is lost for the development.



Precedent showing materials



Policy 1 (National Planning Framework 4)- Tackling the climate and nature crises

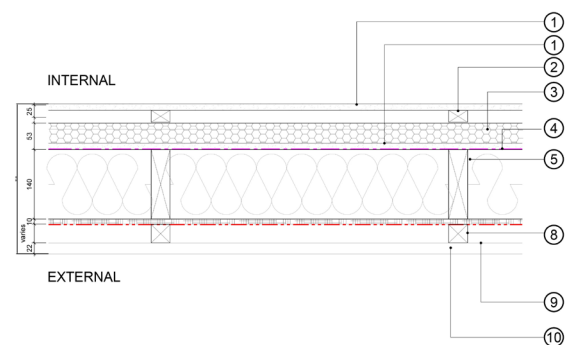
By their nature, extension and renovation projects are inherently sustainable by both allowing the property owners to reside in their home without having to move and upgrading the existing housing stock to meet the changing demands of the modern family. Without development the existing miners cottages of Newtongrange would have become obsolete many years ago, they now provide a variety of size and scale of homes to the ever-changing community.

Whilst all development carries an impact on the environment careful design can mitigate some of these impacts. This project aims to mitigate and address these as follows:

- **Orientation and layout-** Moving the main living spaces to the rear of the property not only allows better connection with the garden but also utilizes the light and heat provided by the south facing facade, whilst the bedroom spaces are situated in the cooler/ less insulated north side of the house. This means the daytime living spaces can be maintained at a comfortable temperature with less heating required.
- **Material choices-** Materials have been chosen to tie in with the surrounding architecture and with sustainability in mind. Whilst the render ties in with the existing the cladding is proposed to be Scottish Larch which can be sourced here in Scotland. The structure is primarily timber and will be FCS certified
- **Enhanced insulation-** The proposed extension will be insulated to a high level to limit energy consumption and the windows have been designed to provide a balance between natural daylight and reduce heat loss. The windows chosen are a high specification with a 1.4W/k U-value
- **15 minute living-** Research suggests that the model of 15minute living, where you can live, work and enjoy leisure activity within 15minutes is a pillar of sustainable living. By allowing the client to live within the village of Newtongrange, they benefit from access to schools (primary and secondary) leisure facilities, shops and amenity space.
- **Solar panel -** It is proposed that solar panels will be added to the property to aid energy efficiency of the property.



Scottish larch Cladding & high spec Windows



Well Insulated Walls & Roof

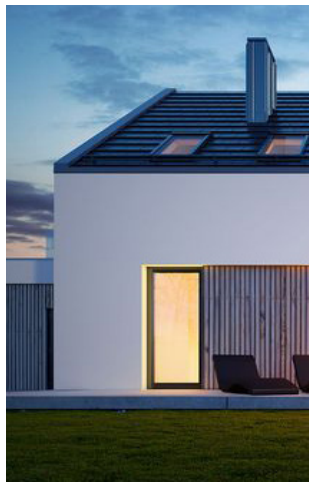
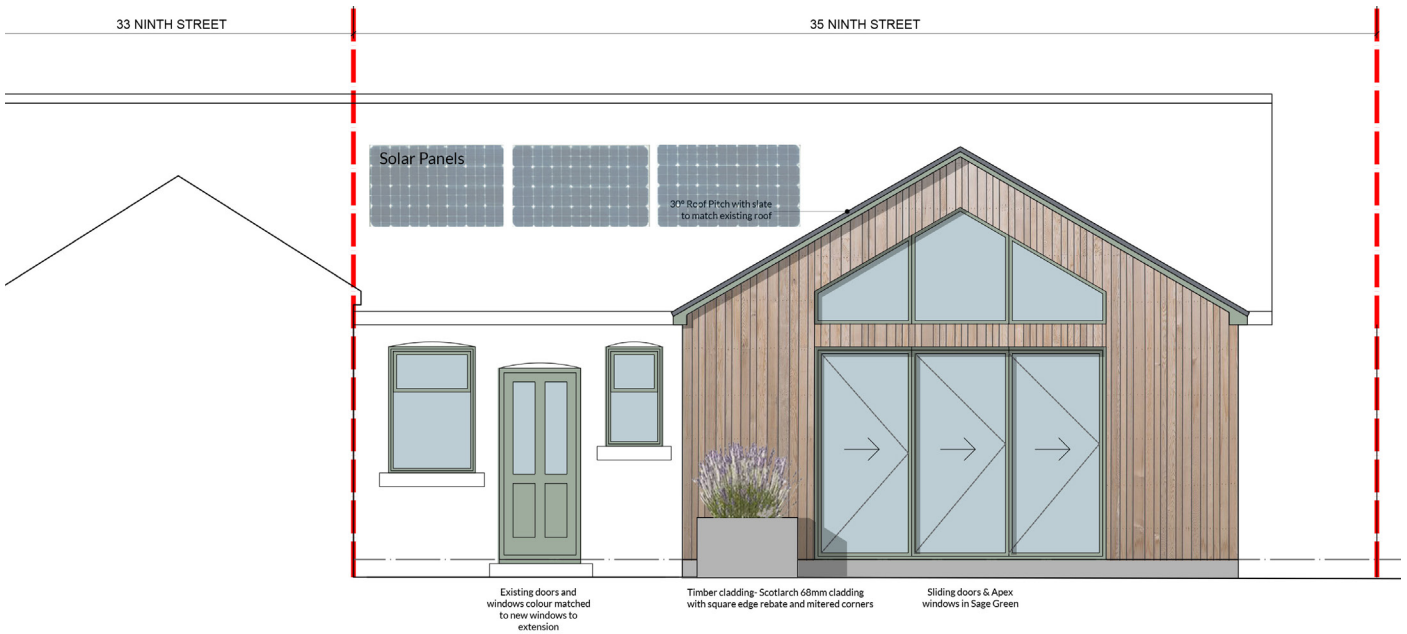
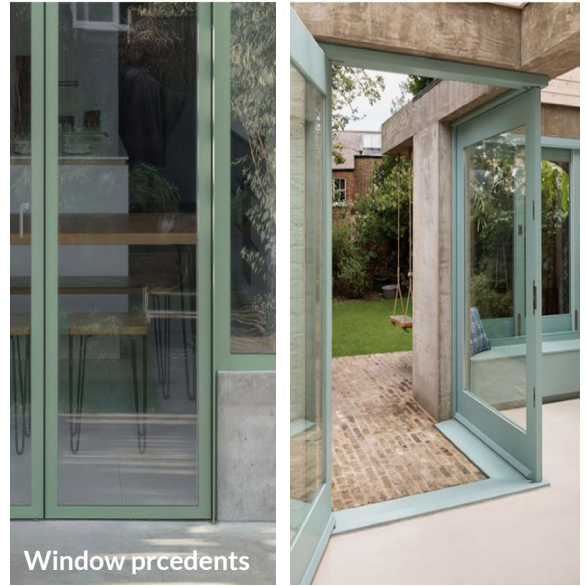


5 Proposal

The proposal is for an extension to provide improved family living and a more open plan layout. The extension is kept to the rear of the property and will not be visible from the street. The proposal allows greater connection to the garden and creates a larger modern kitchen space

The proposal aims to be sympathetic to the existing dwelling whilst creating a modern family space. A simple palette of materials including render, timber and green window frames have been selected. A simple pitched roof with slate covering has been chosen.

As outlined above whilst we acknowledge the extension is substantial in size we believe it is sympathetic and complementary to the existing dwelling and the rear streetscape.



Proposed Side Elevation

Material Precedents



6 Conclusion

In summary the proposal put forward is an appropriate, sympathetic solution to provide much needed space for the client. The materials put forward aim to give a modern feel and the massing seeks to be in keeping with surrounding properties. The massing to the existing party wall has been thoughtfully considered to minimise the impact on the neighbouring property.

We hope that this document has provided background to the scheme, how it meets the planning guidelines and how we have mitigated its impact. We look forward to discussing the proposal further with you.

