

# **Proposed Single Storey Rear Elevation Extension to 4 Poppy Close, Wick St Lawrence, Weston-s-Mare, North Somerset BS22 9TF**

**Clients: Mr & Mrs S Cornish**

**April 2024 – Certificate of Lawful Development Application Issue**

## **Overview**

The existing property at 4 Poppy Close is a detached 4 bedroom 2 storey dwelling house with an attached pitched roof garage that was developed in the mid to late 1990's by Meadowmead Homes. The property is built from traditional masonry cavity wall construction faced externally with a concrete multi-pink facing brick plus mock-Tudor style white smooth render panels, with the pitched roofs covered in concrete plain roof tiles.

The property sits within an existing built environment whereby a number of the surrounding properties have constructed various building or extension works either within Permitted Development Rights or some by means of Planning Approval.

The site is not within a Conservation Area, nor any Bat Zone & is also not within an Area of Outstanding Natural beauty (AONB) or Site of Special Scientific Interest (SSSI).

## **Concept, Design and Access Statement**

The existing principal entrance to the property is currently to the front elevation facing North East, accessed across the tarmac parking area to the block paved driveway of shared Poppy Close. There is no proposed alteration to this.

The verbal brief from the Clients was for a 1.5M internal depth single storey extension to the rear elevation to create an enlarged contemporary open-plan Kitchen / Dining / Family living space.

All these works were preferred to be within Permitted Development Rights. The requirements for Permitted Development in the scenario of the Ground Floor Rear Elevation Extension are deliverable as follows:

- The Extension area when completed would not result in the property exceeding 50% of the total area of the original property curtilage
- The Extension Roof would not exceed the existing properties Ridge or Eaves heights
- The Extension is not on the Principal Elevation of the property and does not front a highway
- The Extension does not extend more than 4M beyond the rear wall of the property (actual 1.85M)
- The height of the Extension Roof does not exceed 4M in height (actual 3.55M)
- The height of the Extension Roof Eaves does not exceed 3M in height (2.55M)

The proposed external materials to the rear elevation extension works are to be as follows:

- The external walling is to have a matching multi-pink face concrete brickwork – as per the existing building
- The new pitched roof will have matching colour & texture concrete plain roof tiles – as per the existing building
- Dark brown PVCu windows and patio door set – to match the existing building
- Matching colour and profile rainwater goods as per the existing building

The revised design offers the Customer a more flexible layout that meets the changing needs and lifestyle of the current and ultimately future occupants. It complies with the character and identity of surrounding estate, offering no detriment to the adjacent occupants well-being and would not overall prejudice either the local character by means of shade, scale, overlooking and such like; and is in keeping with the existing and nearby design features.

### **Flood Risk Assessment**

The position of the existing property is sited within a 'high risk' Flood Zone 3 – as identified by the North Somerset Strategic Flood Risk Assessment deeming this development with an annual Flood probability of <1>0% (<1 in 100 fluvial or 200 tidal).

Following to standing advice issued by the Environment Agency the proposals noted below are anticipated to both reduce the risk of flooding damage to the property interior but also, in the very unlikely event of property drying-out it will significantly reduce excessive internal finishes replacement.

- 1 There is no proposed significant change to the existing rainwater downpipe provision to the property, other than a minor positional adjustment to the current rainwater downpipes, that will run to the existing surface water drainage points within the curtilage, and not to the existing drainage system. The revised rainwater design proposals will sufficiently serve the proposed accommodation alteration
- 2 The proposed extension will generally match the existing property floor construction and also be at the same level as the ground floor
- 3 Gypsum plaster wall finishes – not cement / sand mix
- 4 Electrical services (power and switch, etc.) to the works to be sited no higher than 1200mm above, and no lower than 1050mm from the finished floor level
- 5 Electrical service points to the proposal will be fed from above and not from below
- 6 The property owners will be encouraged to register with the Environment Agency for the Direct Flood Warning System, so allowing them to either to evacuate the area to higher ground, to take refuge to the first floor, or to take necessary flood defence action in the event of a flood event

### **Parking Provision and Hardstanding Details**

The existing property currently has 3 off road parking spaces available on the frontage tarmac parking space area plus the attached single pitched roof garage. The extension works propose no additional bedroom space, so the overall proposal retains sufficient parking once the proposed works are completed and remain in accordance with the planning requirements as per the current residential design guide – section 2 SPD on parking standards.

### **Tree Survey / Arboricultural Implications / Landscape Details**

The site does not have any mature hedging or trees within falling distance or in close proximity to the proposed works.

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