

Town & Country Planning
Householder Application

Location : 30 Dronsfield Road, Fleetwood,
FY7 7BW

Applicant : Mr & Mrs C Knight

Proposal : Single storey rear extension

Date : May 2024

Supporting Statement for Householder Planning Application
30 Dronsfield Road, Fleetwood , FY7 7BW.

Forward

The proposal is to extend and alter the dwelling at the above location. Works comprise of a single storey rear extension.

The property is a semi detached two storey dwelling, located in a residential area, with excellent transport links for bus, tram and cycle network. The main dwelling is constructed as traditional masonry to the front elevation and a dashed render to the sides and rear. The main roof is red rosemary tiles and grey slate over the rear bay, the historic extension has a flat roof. The proposal follows the recommendations of the "Extending Your Home" Supplementary Planning Design Guide. (SPD)

Design and Considerations

The proposal is located on the ground floor, and to the rear of the property. The dwelling has already been extended to the rear with the addition of a flat roof kitchen extension, 2.6m wide and projection of 3.8m from the rear elevation line. The date this was added cannot be established from planning and building control records. The proposed application seeks to extend the dwelling by "squaring off" the original extension and to align with the side wall of the house. The rear extension will have a mono pitched roof with a maximum height of 3.5m a design characteristic that would enhance the dwelling to replace the existing flat roof. The extended area is over an existing patio and does not affect any features of particular ecological interest or trees of significant value.

The proposals would not increase the number of bedrooms at the property and so would not affect traffic generation or parking demand. The existing garage is less than the required SPD size (6m x 3m) No parking would be lost as a result of the proposal.

Materials

The external materials of the proposal will harmonize with the existing dwelling. Dashed render to the external walls and a red Sandtoft 20/20 tile which is suitable for the pitch and in keeping with the aesthetics of the main roof.

Flood Risk Assessment

The property is located in Zone 1, an area with a LOW probability of flooding, as detailed on the Environment Agency Flood Map included as part of the submission and the proposal are deemed not to require an assessment.