

C4865

Homelands, Park Lane

Planning, Design and Access Statement

HOUSEHOLDER PLANNING APPLICATION

Planning

PROPERTY AND SITE

The property is a four-bedroom detached dwelling on two floors. It is built alongside similar-sized properties on smaller sites.

The map of the local authority proposals does not identify any constraints.

SITE HISTORY

There is no history of previous extensions to the property.

SITE CONTEXT

The property is built on a large plot of land with an outbuilding to the end of the rear garden. It is located on the largest plot of land along the road. Other properties in the area are similar, but unlike the proposed site, they are the width of the site and take up a more significant portion of the site area.

RELEVANT POLICY

- CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
- CC7: DESIGN AND THE PUBLIC REALM
- CC8: SAFEGUARDING AMENITY
- H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION
- H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
- DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT

Design



USE

The proposal is to extend to the north of the property to provide ground-floor storage and improve the amount of space on the first floor.

The first floor of the main house is to be improved by introducing a new double ensuite bedroom and creating a more extensive master bedroom suite.

To the north of the site, the extension will provide ground-floor storage and a large first-floor study, which will be accessed separately from the main house.

The existing outbuilding in the rear garden is to be demolished, and a new one will be built to create a garden room, garden office, and shower room.

AMOUNT

The proposal alters the existing first-floor level, creating a two-storey house over the existing footprint of the building. This will remove the area of flat roof and create a design and roof form that is more in keeping with the surrounding properties.

The proposal is to extend to the north of the property to provide a one-and-a-half-storey extension set back from the front elevation of the main house. The pitch roof over the new extension is set lower than the ridge height of the existing building, which will reduce the impact of the extension on the neighbouring property at Riva, Park Lane.

The proposal also includes new windows and doors throughout the property. Most of these are in the same position as the existing windows and doors. Bedroom one will include the installation of a new Juliette balcony, which will provide views of the garden and create a lighter room. A new entrance porch will create a grand entrance to the house. The existing bay windows are to have new flat roofs to be more in keeping with the new proposal.

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The proposed outbuilding is to be built in the location of the existing outbuilding. The new design has taken precedents from the existing building and is to have the same footprint and similar ridge height.

LAYOUT

The proposed side extension is connected to the main house through the existing family room. A shower room and a large store are proposed on the ground floor. The store is only accessed by the doors on the front elevation. A staircase provides the only access to the proposed first-floor study, which is built in the loft of the proposed side extension. This will be a large open space with built-in storage in the eaves.

The layout of the ground floor of the existing house has remained as existing.

The north side of the existing house is proposed to be extended to create a larger first-floor layout. The existing bedroom one is to be wider at the rear. A new dressing room and ensuite creates a larger suite. It is proposed to incorporate a Juliette balcony into the bedroom, which will increase the natural light in the room and improve the view over the garden.

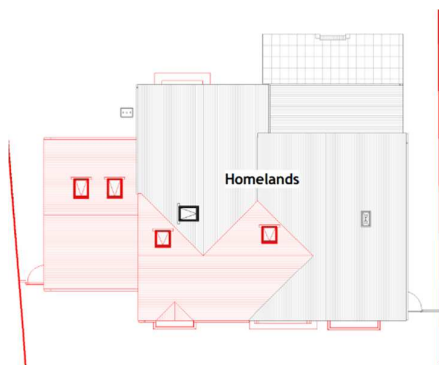
Velux windows will be installed in the ensuite, dressing room, and over the stairs to increase the natural light entering the main house.

A new double bedroom, including an ensuite, is proposed at the front of the property.

The inclusion of these spaces will provide the family with better upstairs living.

The outbuilding is to be rebuilt, including a garden room, office, and shower room, allowing the building to be used throughout the summer.

SCALE



The property is to be extended over the existing single storey, creating a two-storey house across the original footprint of the building. To the north, a new extension will be implemented; this will be one and a half storey and set back from the front elevation of the main house. This will make it subservient to the main house. The lowered roof will reduce the impact of the extension on the neighbouring property. This proposal will make the property the width of the site, which will be in keeping with all the properties along Park Lane.

The outbuilding at the end of the garden is proposed to be rebuilt in the same location as the existing. It is designed to have the same footprint and similar ridge height as the existing, resulting in minimal impact on the site.

LANDSCAPING

The existing garden to the rear is to remain largely untouched, and no trees or biodiversity loss is proposed to enable the works. The proposed side extension is to be built on an existing paved area. Access to the rear garden is to be reduced in width but retained along both sides of the property.

APPEARANCE



Existing Elevation - South-West
General Arrangement | Scale 1:100



Proposed Elevation - South-West
General Arrangement | Scale 1:100

The materials are proposed to change to create a more modern design. Most walls are to be external white smooth silicone render except for the front projections, which are stone slip cladding. The pitch roofs are to be built from slate effect tiles. Fascia's, soffits, rainwater goods, windows and doors are to be white PVC. The proposed store doors are to be double timber garage doors. The new outbuilding is designed to match the main house with an external white render, brick stretcher bond, slate effect tiles and white PVC.

Access

VEHICULAR / PARKING

The proposal does not impact the existing parking arrangement, allowing the site to retain two off-road parking spaces with space to manoeuvre to allow cars to enter and exit in forward-facing gear.

INCLUSIVE ACCESS

A ground-floor shower room and multipurpose room, which could double as a ground-floor bedroom if required for visitors with limited mobility, improve the property's current accessibility.