

Planning Statement

Job No: 2410
Job Name: 32 Rose Close Woodley
Issue Date: 26.11.2024
Client: Tim and Naomi Wren

Planning Statement for Proposed Side Extension at 32 Rose Close, Woodley

1. Introduction

This planning statement supports the householder application for a side extension to the property at 32 Rose Close, Woodley. The proposal seeks to address the growing needs of the Wren family by making efficient use of the site's layout while respecting local character and planning principles. The extension has been carefully designed to enhance the functionality and aesthetics of the existing house, ensuring a high level of design quality throughout.

2. Reason for the Extension

The proposed extension arises from the family's need for additional space. Having considered moving, the family decided against it due to their strong connection to the area their children are settled in local schools, with the family surrounded by friends and family and feeling "at home" in the neighbourhood. The house, however, lacks sufficient space for a growing family, particularly an additional bedroom, a study for home working, and storage space. The side extension allows the family to adapt their home to meet these needs while continuing to enjoy their current lifestyle in this desirable location they call home.

3. Design and Site Use

The proposal makes use of the unused side strip of land, maximising the potential of the large corner plot. The external wall of the extension follows the angle of the boundary, extending to the edge of the site. While this design approach may be seen as ambitious, it optimises internal floor space, allowing for the creation of a new bedroom, a study, and functional storage space.

Although the roof design is slightly unconventional due to the boundary angle, it is not visually

intrusive. The “unnatural” roof form will not be easily visible from the public realm due to the secluded location of the property, which is positioned at the end of the road and adjacent to an alleyway.

4. Design Considerations

The extension has been designed with aesthetic cohesion in mind, enhancing the character of the existing house. A deliberate design decision was made to not set back the first floor, which results in a more cohesive and balanced appearance for the completed home. Additionally, the living room and proposed garage walls are brought forward to align with the existing building line, creating a harmonious relationship with the existing porch and lounge.

The proposal reflects a high level of design, prioritising both functionality and architectural quality. Careful attention has been given to ensure the materials and overall style complement the existing building, enhancing the appearance of the house within its setting.

5. Local Precedent

The proposed design aligns with similar extensions in the local area, where other properties have been permitted to build up to their boundaries. Notable examples include a property at the opposite end of the alley on Nimrod Close and another on Sunderland Close, which extends to the boundary with the highway. These approvals set a clear precedent for boundary-side extensions in the neighbourhood, supporting the case for this proposal.

6. Impact on Neighbours and Streetscape

The extension has been carefully designed to ensure there are no overlooking or privacy issues. Its location at the end of the road and adjacent to an alleyway ensures that no neighbouring properties are impacted.

Although the extension will extend to the boundary and bring the garage wall forward, the house respects existing building lines and is designed to sit harmoniously within its context. Furthermore, “end of road” location, the extension will never be seen directly in conjunction with neighbouring

houses. This ensures that the proposal retains the distinct and stand-alone character typical of the area.

7. Conclusion

The proposed side extension represents a thoughtful and practical solution to the family's space requirements, making efficient use of the corner plot. The design maximises internal space while ensuring that the external appearance enhances the character of the existing house. Care has been taken to respect local building lines, avoid overlooking issues, and align with precedents for similar extensions in the area.

This proposal reflects a high standard of design, balancing functionality with aesthetics, and contributes positively to the site's overall character.

We trust that this application will be considered favourably and welcome any feedback from the planning department.