

**PROPOSED EXTENSION TO
166, NIGHTINGALE ROAD, WOODLEY**



**DESIGN AND ACCESS AND BIODIVERSITY GAIN
STATEMENTS TO ACCOMPANY PLANNING APPLICATION**

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Introduction, planning history and property description.

166, Nightingale Road is a traditionally constructed, semi-detached two storey, three bedroomed property (see photo on front cover). It is one of a number of properties of similar form and construction, built in the early 1970's, forming what was called the South Lake estate.

The property is not Listed and does not lie within either a Conservation Area or an area designated as National Landscape.

In 2001 a previous owner gained permission (ref. F/2001/4118) for a two storey side and a single storey rear extension. This application was not implemented and has now expired. No other applications could be found on the Council's website.

The applicants purchased the property in May 2021.

The brief (applicants needs and requirements)

The applicants have an expanding family but do not wish to move having settled into their new home and become part of the community. Their desire is to extend the property to provide:

- at ground floor level a combined cloakroom and utility area and a family dining room open to the kitchen and
- at first floor a master bedroom with en-suite facilities and a larger family bathroom.

Site assessment, Planning Constraints and Access

The property stands in a curtilage extending to approx. 215sqM, the plot is roughly rectangular in shape with modest front and rear gardens.

Photo opposite shows part of the rear garden and the location of the extension/s.



To the front the vehicular parking is accessed, via a dropped kerb, off Nightingale Road and will provide parking for two cars.

These proposals have no affect on the boundaries of the property therefore their treatments will be unaffected.

No trees or shrubs will have to be removed to facilitate the construction of the extensions.

The site falls within flood risk zone 1.

There are no protected species of flora or fauna on the site.

Layout, design and materials.

The previously approved scheme would not have provided the applicants with the facilities they require, the only part of the scheme retained is the single storey rear extension. The two storey side extension has been reconfigured, the proposed garage omitted and the space thus created used for habitable accommodation. At first floor level, to provide space for the additional bathroom facilities required, the opportunity has been taken to reduce the size of the previously proposed master bedroom to one of a more reasonable size.

Heed has been taken of the conditions imposed on the previously approved scheme.

As a car space will be lost as a result of the extension and to accord with condition 7, it is proposed that the area in front of the house be hard paved and the existing drop kerb extended to maintain the provision of off road parking for two cars.

Condition 2 placed on the previous permission required that the extension and works to make good the retained fabric be finished to match as closely as possible, those of the existing building. The external skin of the external cavity walls will be in facing bricks laid in stretcher bond, the weathering surface of the roof will be concrete Double Roman tiles colour matched to the existing, windows and doors will be double glazed in white upvc frames. Eaves soffits and fascias will be in white upvc to match the existing. No windows or doors are proposed in the side elevation therefore there is no possibility of the neighbours being overlooked.

As can be seen from the plans and elevations the walls of the extension are set back from the boundaries thus ensuring compliance with Information note 3 of the previous approval.

At first floor level the proposed extension does not intrude within the 45deg visibility splay from the neighbours bedroom window (see first floor plan on drawing 010).

Landscaping & drainage

Other than the works to create the hardstanding in front of the property no landscaping works are proposed.

There will be need to adjust the internal above ground foul drainage layout but this will be connected to the existing soil and vent pipe. The new area of drive will drain to the existing gully outside the garage thus no alterations to the main drainage connections or a new soakaway will be required.

Biodiversity Gain statement

It is believed that, if permission for the extension is granted, Biodiversity Gain condition would not apply.

Community involvement

The neighbours have been consulted and have not raised any objections to the proposals.

Evaluation and conclusion

These proposals address the requirements of the brief. They respect the integrity of the original dwelling and have minimal impact on the local area or the wider environment whilst providing the additional facilities required by the applicants.

It is not foreseen that the extension will have any significant impact on the adjoining properties or the living environment of their occupants.