



Planning, Design & Access Statement

Application for Householder Planning Permission

2021.07
47 Coley Avenue

Planning

PROPERTY

The house is a four-bedroom detached house. It has a shared access from Coley Avenue with the adjacent property #49.

SITE HISTORY

The property was built in 1951 and extended in 1985. The extensions have created additional floor area but have simultaneously posed other issues in terms of increased circulation space to reach the extended parts of the house to the detriment of other rooms with some central spaces left without good natural light.

SITE CONTEXT

It is understood that the house was built in a crescent of four individual houses but the crescent road itself was never made. As such the properties are set back considerably from the road and have long front gardens/driveways. The house sits amongst other large individual dwellings which are of varied style as illustrated in the photographs below.

Due to proximity to woodland and proposed works to the roof, a Preliminary Bat Roost Assessment and follow up emergence surveys have been conducted and accompany the application. Provision for bat boxes and swift boxes has been made to create suitable habitats for wildlife.

Design

USE

The proposals are to replace the existing porch with a two-storey extension, reconfigure the internal layout and convert the loft to provide additional bedroom accommodation for the family.

AMOUNT

The proposed front extension is to replace the existing single storey porch, with the footprint increased in depth by only 0.6m to ensure that adequate parking can be retained without the need to significantly re-plan the front garden. A loft conversion is proposed so that 2 bedrooms are gained within the existing roof space. The new extensions and dormers are set down from the existing ridgeline in keeping with the local design guide and impact on neighbours has been considered so that the massing is not overbearing.

LAYOUT

The proposals include a two-storey extension housing the staircase to facilitate better circulation within the property, this will allow a reconfigured layout with larger bedrooms at first floor level as well as to provide access to a second floor

where a loft conversion is proposed. The ground floor plan is also proposed to be altered to facilitate a more open plan layout to suit the family's needs. This involves some changes to existing door and window openings to the side and rear.

SCALE

The extension sits upon the footprint of the existing porch and whilst larger in scale due to the increased height is still in proportion to the existing house itself and the surrounding properties, some of which have gable frontages.

LANDSCAPING

The applicant intends to redevelop the rear garden to improve habitat for wildlife, a detailed scheme does not form part of this application but the inclusion of bat and swift boxes upon the property is included.

APPEARANCE

Materials for the front extension will be facing brickwork to match existing, charcoal grey timber weatherboarding, slate effect tiles and anthracite grey PPC aluminium windows and doors. It is proposed that the whole property is re-roofed as the existing roof covering is in poor condition. The proposed slate effect tiles will help the solar PV blend better visually with the roof. The replacement of all existing white PVCu windows with anthracite grey aluminium doors and windows will modernise the aesthetic and tie the whole property together, uniting all of the elements.

SUSTAINABILITY

The applicant is keen to overhaul the property to make it a family forever home. They have already retrofitted an air source heat pump and as part of the proposals are intending to add solar photovoltaic panels to supplement this. Replacing all of the doors and windows throughout as well as re-roofing the house will upgrade the thermal performance of the house, reducing energy use and improving comfort.

Access

VEHICULAR

The proposals do not impact the existing parking arrangements at the site, the driveway will still provide parking for 3 cars.

INCLUSIVE ACCESS

The enlarged entrance hall will improve access, a level threshold with graded access will improve upon the current property's entrance. The ground floor WC is retained and remains a good size. The layout is rationalised with views through from the front out towards the garden beyond improving upon the current cellular and disjointed plan layout.

Consultation

NEIGHBOUR CONSULTATION

The front extension and proposed changes to materials will impact the appearance of the house and as such the applicant has consulted the immediate neighbours on the plans. They were collectively of the view that the house requires some modernising having been untouched for almost 40 years. They felt that the front gable extension would be an appropriate addition that would enhance the property. Initially the plans included for a north facing window from the stairwell but this has been omitted to appease concerns of overlooking.



Site Photographs



Historic photographs from the rear of the house before and after extensions mid 80's



Historic photographs from the front of the house before and after porch being added



Current rear view of the property



Current front view of the property and neighbouring houses



Current view from site entrance at Coley Avenue

