



Planning, Design & Access Statement

Application for Householder Planning Permission

2020.25
16 Tower Close

Planning

PROPERTY AND SITE

The house is a four bedroom detached home at the end of a cul-de-sac. There are houses of the same design further up the street and one adjacent, though the majority at the end of cul-de-sac are bungalows. The local authority maps do not identify and specific designations on the site.

SITE HISTORY

The existing property has undergone a garage conversion but otherwise there has been little alteration to the existing dwelling both internally and externally. A pre-app submission was made for a similar scheme which had a positive response, although the two-storey element has been scaled back in the current proposals.

PRE-APP ADVICE

Details of the pre-app response are set out below. The response letter referenced a loss of parking, but this is not the case as there is no existing garage parking with this having been converted many years ago to a playroom.

- *The quality of the proposed design would not have significant adverse impact on the existing building and the street scene.*
- *The scale, design and materials of the proposed rear extension would complement that on the existing house.*
- *Proposed materials for the walls of the proposed side and front elevations would match that of the existing house.*
- *The design of the windows, doors and roof closely match that of the existing house and the neighbour's therefore that would be acceptable.*
- *The proposed gable end front elevation would match that of the neighbouring house at No. 15 Tower Close.*
- *Although the nature of the proposed extension would result in a significant addition to the existing house, it would be considered unlikely to present an overbearing impact on the neighbouring houses.*
- *The single story rear extension would be considered unlikely to cause loss of privacy or overlooking of the neighbouring houses located to the rear side of the site as there are existing trees at the end of the back garden which provide some*

form of screening between neighbouring houses. In addition, although the proposed rear extension would extend very close to the site boundary shared with No. 15, it would be considered unlikely to cause loss of privacy to the neighbour as there are no windows on the proposed side elevation of this extension.

- *The proposed extension would be considered unlikely to cause loss of sunlight, daylight or overshadowing to the neighbouring houses due to its west-east orientation as well as the existing back to back gap between neighbouring houses located to the eastern side of the site.*

Design

USE

The proposals are to increase accommodation for the family, providing a fifth bedroom at ground floor level and enlarging the smallest bedroom upstairs. The kitchen and dining spaces to be extended to the rear as well as creating a larger entrance area to the front.

AMOUNT

The extension replaces the existing playroom and utility room as well as creating a new larger entrance and extending to the rear. A small first floor extension is proposed to enlarge the smallest bedroom.

LAYOUT

The proposed layout includes an additional bedroom at ground floor and extends to the rear to form additional living dining space. Upstairs alterations are minimal, extending the front bedroom over the new extension below to enlarge this smallest bedroom.

SCALE

The scale of the extension takes into account the positioning and outlook of the neighbouring properties and the impact is felt to be minimal. Whilst the extension comes forward of the existing garage it does not come beyond the building line of the adjacent property at 15 Tower Close. The extensions complement the style of the existing dwelling and are not overbearing.

LANDSCAPING

No landscaping changes are proposed and the existing magnolia trees to the front are proposed to be retained or replaced if retention is untenable.

APPEARANCE

The new extension will be built from facing brickwork and roof tiles to match existing. The extension will replace an unattractive flat roofed playroom and blank forward facing elevation that is currently under a lower eaves level. The property is proposed to be updated with rendered sections to replace existing tile hanging and new windows throughout.

Access

VEHICULAR

The proposals do not impact the existing parking arrangements at the site which retains two parking spaces on the front driveway.

INCLUSIVE ACCESS

The changes improve the property in accessibility terms providing for some sleeping accommodation on ground floor level if needed.



Site Photographs



Rear elevation showing 16 Tower Close and 15 Tower Close adjacent



Rear elevation showing 16 Tower Close



Front elevation showing 15 Tower Close and 16 Tower Close (right hand side)



Front elevation showing 16 Tower Close (left hand side) and 17 Tower Close

