

PLANNING STATEMENTS

Site Address : **The Laurels, The Street, Burton SN14 7LU**

Project : **Single Storey Side Extension**



Site Particulars

The Laurels is a 19th century detached, 2 storey, 4 bedroom dwelling set within a gently terraced plot measuring 0.08Ha and located at the Western edge of the village of Burton, close to the junction with Toll Down Way, with the front building of the dwelling set 4.5m from the back edge of pavement.



The dwelling has a double pitched gable roof to the front elevation and to the rear a triple gable roof set at 90 degrees to the front, all covered with natural grey slate.

The original double fronted body of the house has a central flat roofed front porch and is constructed from random rubble stone with timber sash windows set in dressed stone reveals. The West wing and rear elevation are constructed from off white rendered masonry and set with a combination of timber sash and casement windows and bi-fold and French doors.

To the rear of the site is a detached double garage / workshop with annexe accommodation above, with a double pitched slated roof and timber cladding to the front and render to the sides and rear.



The shallow front garden and wide West garden are predominantly laid to lawn with raised planting beds and are bounded on the street side by a 1.8m high rubble stone wall with a pedestrian gate set in, opposite the front entrance door. A wide gated vehicular access to the East leads up and around to the rear garage and large parking area which is finished in concrete. The South boundary has a 2m high retaining wall topped with close boarded fencing, creating the rear boundary of Nos. 3,4 & 5 Toll Down Way, a development of 1970s detached dwellings.

DESIGN & ACCESS STATEMENT

Design

The proposal is to provide a new garden room to the West side of the building, opening out onto the level West lawn.

To achieve this it is proposed to relocate the existing propane gas store and construct a single storey extension measuring 3.8m wide x 6.0m deep. The building is to have a large bifold door on the West elevation and sash/casement windows on the North and South elevations. Internally the extension is to be linked to the existing kitchen/dining room by the removal of the existing bifold door.

The proposed building is to have a GRP flat roof with a central rectangular aluminium lantern light and natural random rubble stone facades with cut stone quoins, window/door dressings, cornice, parapet and copings.

Access

See 'Parking & Access Arrangements' statement for vehicular access details.

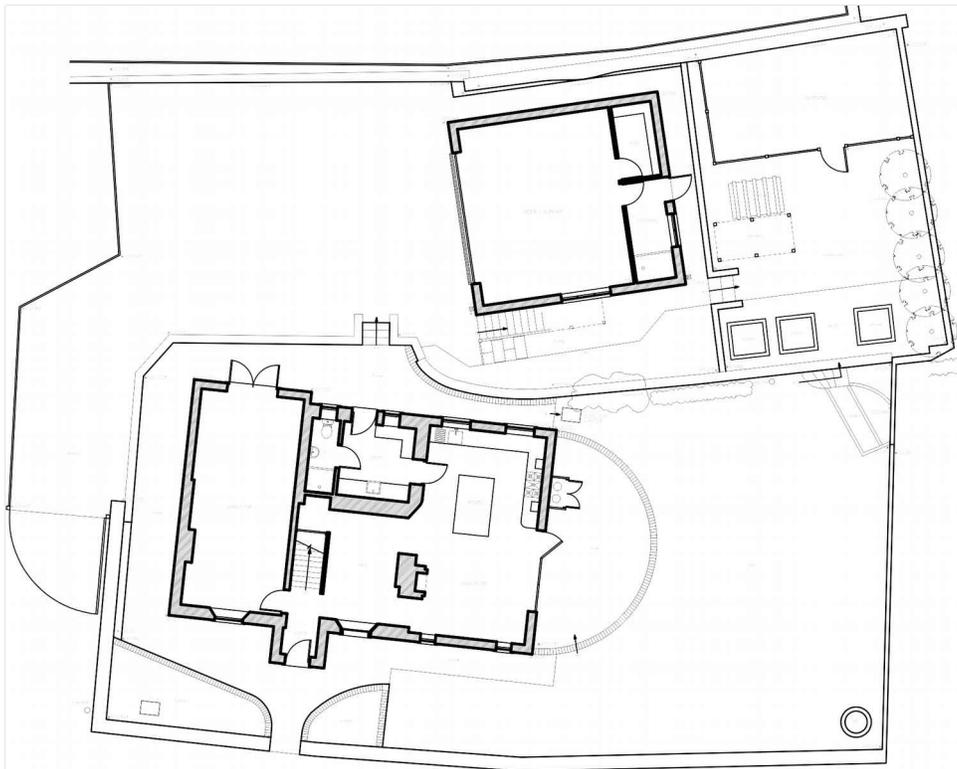
Existing Pedestrian access to the front door of the house is via the gated opening in the front stone wall and access to the rear is via a paved side path to the East, leading to rear living room French doors and a rear utility door, with side access into the kitchen/dining room gained via a bifold door on the West elevation..

Existing Internal access and circulation through the ground floor is via the front hallway, leading to the living room and kitchen/dining room. First floor access is via a staircase in the hallway leading to 4 bedrooms and a bathroom.

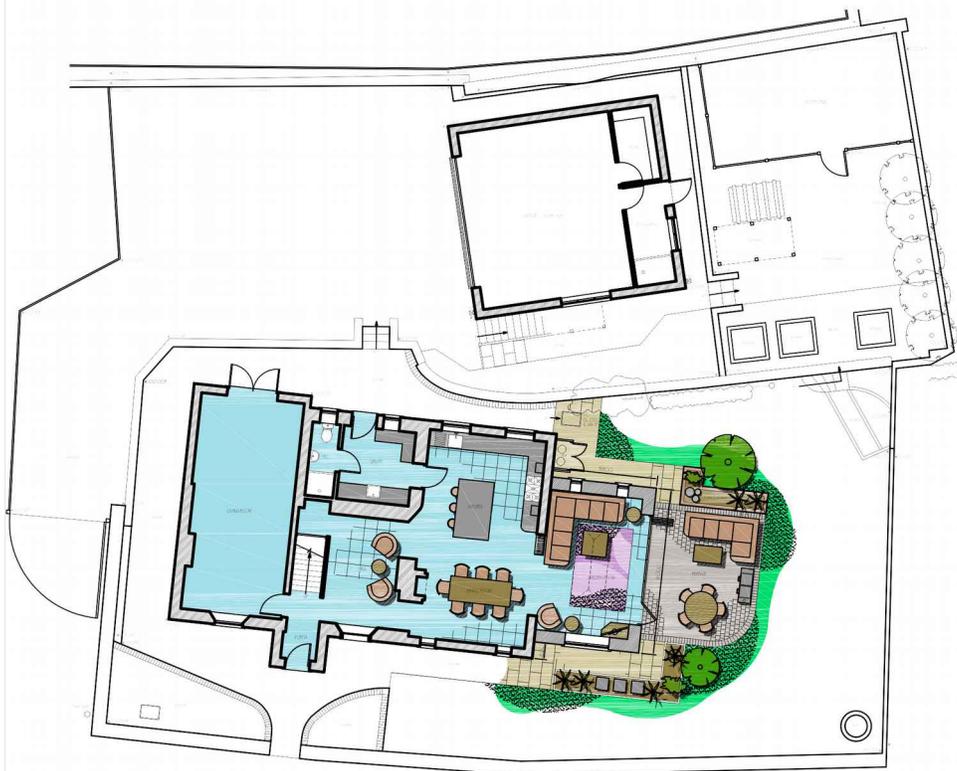
A new bifold door in the proposed extension is to maintain external access to the kitchen/dining room. All other means of access to and within the house are unaffected by these proposals.

PRE-APPLICATION ENQUIRY

A pre-application enquiry was submitted to Wiltshire Council and included the following proposed plans and sketch:-



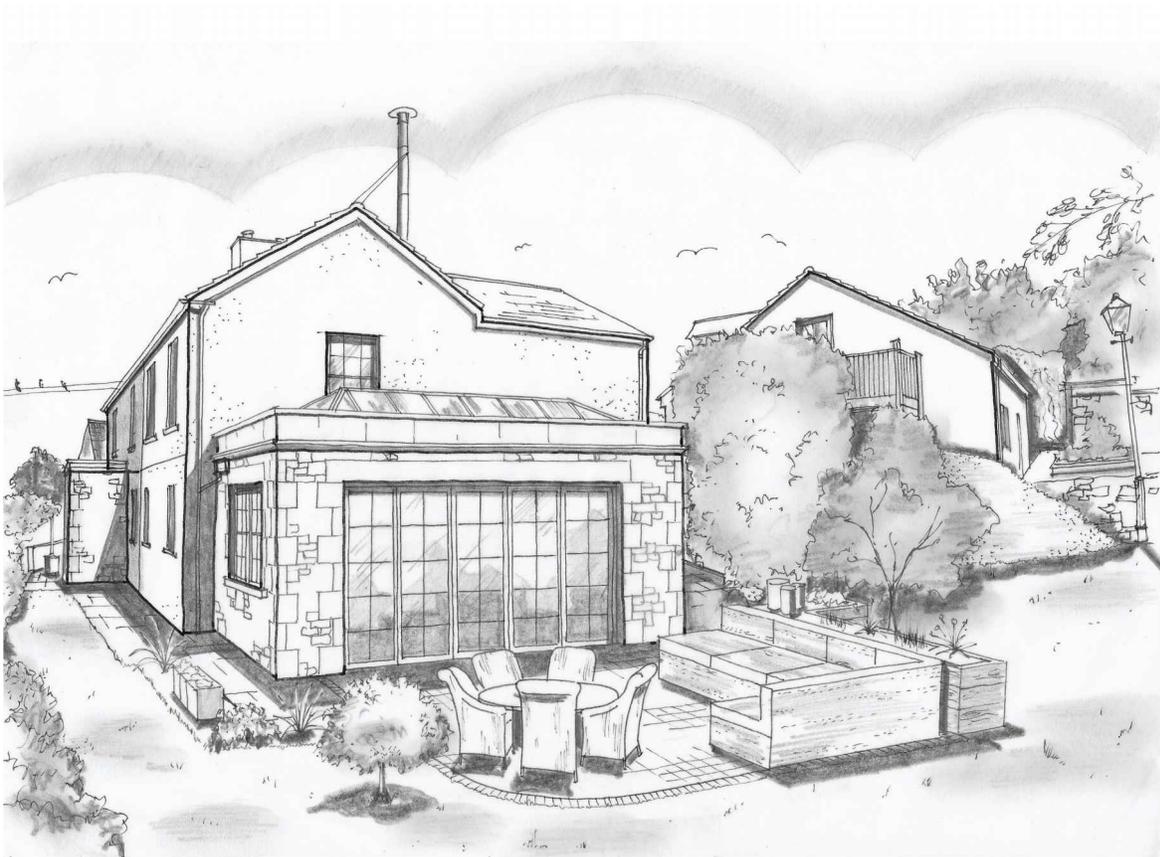
EXISTING PLAN



PROPOSED PLAN



Existing West View



Proposed West View

In her response of 25/02/2021 planning officer Rose Fox responded as follows:-

Summary of Officer View

The proposal is considered to be acceptable in principle. This response outlines areas that will need to be addressed in any application.

Assessment

Principle of development

Extensions and alterations to existing residential properties are acceptable in principle subject to other relevant considerations.

Impact on the scale and character of the area/existing dwelling

WCS Core Policy 57 requires new development to be of a high standard of design and requires development to create a strong sense of place through drawing on the local context and being complimentary to the locality. Amongst other matters, the policy requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines, to integrate the building into its setting effectively.

The proposal is for a single storey side extension which appears to be finished in stone, with a parapet roof and roof lantern. There would be sash window detail to the window on the front elevation and sash windows/bi fold doors on the side elevation. This would open up onto a new patio/landscaped seating area. The existing building is a mixture of stone and render. The use of stone and sash windows in this extension would be in keeping with the host dwelling. It is considered the proposed extension would be subservient and would be acceptable in design terms.

The property is situated within the Cotswold AONB, which Policy CP51 of the Wiltshire Core Strategy applies great weight to conserving and enhancing landscapes and scenic beauty. Given this proposal is for a modest single storey extension within the curtilage of a residential property, the proposals would not be harmful to the AONB.

Impact on neighbour amenity

It is not considered that any neighbouring properties would suffer adverse loss of daylight, sunlight or privacy as a result of the single storey side extension.

Flood risk/drainage

The area of the site to which the single storey side extension is proposed is situated within part Flood Zone 2 and part Flood Zone 3. It is also within the 20m zone buffer of the watercourse 'Burton Brook', and there is some risk of surface water and ground water flooding.

The Environment Agency have not been consulted on this proposal as they have their own pre-application process. The Environment Agency Advice note 1 standing advice would apply to this proposal as it is minor extension under 250 m2. A Flood Risk Assessment would be required to accompany a planning application.

Following receipt of this positive response detailed drawings have been prepared to accompany this planning application, which provide the information requested in the planning officer's summary.

BIODIVERSITY AND GEOLOGICAL CONSERVATION ASSESSMENT

It is not anticipated that the proposed development will affect species protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994 or the Badgers Act 1992; and of designated sites and priority habitats and species.

FLOOD RISK ASSESSMENT

A flood risk assessment is appended to the application.

PARKING AND ACCESS ARRANGEMENTS

Vehicular access to the plot is directly from The Laurels, leading to a rear concrete parking area providing off-street parking for 3 vehicles, and the existing garage providing a further 2 parking spaces. The proposed extension does not affect or increase the demand for off-street parking.

SUSTAINABLE CONSTRUCTION CHECKLIST

1. Assessing risk

The development does not potentially increase climate-related risks in the locality in terms of:

- Increased surface water run-off.
- Causing changes to the flood or groundwater regimes elsewhere.
- Increased pressure for new or enhanced flood or coastal defence measures.
- Loss of tree cover that provides wind protection or shade.
- Fragmentation and vulnerability of habitats.
- Increased pressure for water resources.

2. Design Considerations – adaptation

The development has adopted features that increase resilience/adaptability to climate impacts:

Flood risk and heavy rain events

- Building services are sited above potential flood levels.
- Cavity wall structure provides increased resistance of building envelope to penetration by driving rain.

Storms and strong winds

- Flat roof design provides reduction in aerodynamic loads.
- Existing landscaping and planting in rear garden provides protection/shelter from prevailing winds.

Emergency planning

- The proposed development maintains access for emergency vehicles.

3. Design considerations – mitigating greenhouse gas emissions

The development adopts features that mitigate greenhouse gas emissions in terms of:

Energy efficiency

- The building is located on the West side of the existing house with North, South and West facing windows and rooflights serving habitable spaces, therefore optimising passive solar gain by balancing compact built forms with solar access to reduce heat loss.
- Opening windows with trickle ventilation to habitable rooms provide passive ventilation as opposed to mechanical air conditioning.

Minimising waste and choice of materials

- Storage and collection of recyclable materials is provided on site.
- Natural stone, GRP roof and aluminium doors and timber windows are specified as products available from local sources and suppliers.

Use of sustainable energy sources

- Heating and hot water heating system to be installed with the provision for later incorporation into the building of supplementary solar power panels.

Water efficiency

- Water efficient appliances and fittings such as showers, dual flush toilets are to be incorporated.

Transport emissions

- Good existing access for pedestrians to public transport.
- Provision of cycle storage facilities in existing garage.

TREE SURVEY/ARBORICULTURAL STATEMENT

There are no trees within the application site or on land adjacent to the application site that could influence or be affected by the proposed development or any other works associated with the development such as site access, service routes or site compounds other than those indicated on the drawings.