

Single Storey Rear Extension at:

137 Mendip Way, Stevenage, SG1 6GD

Background: This document has been prepared to support the application for the construction of a rear single-storey flat roof extension.

The proposed extension has been designed to comply with Permitted Development rules for a single storey rear extension.

Application Site / Surrounding Area: The application site is a three storey, mid-terrace dwelling located on Mendip Way.

The property is designed in a townhouse with the front door overlooking Mendip Way which runs in front of the application site.

The property also features a bedroom over the access road at second storey.

The surrounding area is characterised by dwellings of a similar style to the application property and the wider street scene includes a mixture of terraced townhouses, semi-detached and detached properties.

The property is neither Listed nor located within a designated Conservation Area.

The principle of an extension to this dwelling is in accordance with local planning policies subject to compliance with design considerations.

Proposed works: Construct a single storey rear extension.

The proposed extension is entirely in keeping with the existing mass, bulk and scale of the property. The proposal does not increase the width or height of the existing dwelling.

It should be noted that several other local properties have had similar rear extensions or similar sized conservatories approved:

214 Mendip Way – Erection of single storey rear extension following demolition of existing rear conservatory
App. ref. 22/02691/FPH Approved 30/11/2022

95 Mendip Way – Retention of 3mx3m rear conservatory
App. ref. 20/01669/FPH Approved 16/09/2020

166 Mendip Way – Erection of rear conservatory
App. ref. 19/02671/FPH Approved 16/12/2019

45 Cotswold Drive – Single storey rear extension and insertion of side dormer window to facilitate conversion of loft into habitable space.
App. ref. 19/00485/FPH Approved 25/04/2019

138 Mendip Way – Rear conservatory
App. ref. 18/02036/FPH Approved 07/09/2018

78 Mendip Way – Single Storey Rear Extension
App. ref. 17/01780/1HH Approved 12/07/2017

130 Mendip Way – Single Storey Rear Extension and conversion of garage to habitable room
App. ref. 11/00766/1PUD Approved 10/05/2011

180 Mendip Way – Rear Conservatory
App. ref. 10/01627/1HH Approved 10/09/2010

196 Mendip Way – Single Storey Rear Extension

Proposed materials: New materials will match, as far as is practical, the type, colour and texture of the materials on the existing property. The bricks will be similar matched yellow brick and the roof will be slate/lead coloured GRP in line with existing roof tile colour.

Design and Visual Impact:

In terms of its size and scale, the proposed extension is to be full-width 4.9m and extend 3m from the rear of the existing property.

The roof will be a flat roof with eaves no more than 3m high.

Given the dimensions of the proposed development, it would be of a suitable size for the dwelling and would not appear unduly prominent or incongruous, thereby respecting the character and appearance of the immediate surrounding area and also the architectural integrity of terraced dwellings within the vicinity.

The proposed porch extension would have an acceptable appearance that does not detract from the character of the dwelling or the immediate surrounding street scene.

It is considered that the proposed development would not have a detrimental impact on the character and appearance of the area.

It should be noted that the proposed works meet the technical requirements of Class A (enlargement, improvement, or alteration) Permitted Development Rights. Whilst the property does not have its permitted development rights intact due to those being removed during the original approval to build the property and the wider estate, meeting the technical requirements under PD ensures the property is in compliance with current planning guidelines and standards and impacts on neighbour outlook would be minimal.

The additions will have no impact upon light regarding neighbouring buildings and respect the existing windows of neighbouring properties.

Amenity Space: The submitted plans demonstrate internal layouts and the locations of windows. The extension continues to ensure that the building meets the floor space standards set out in the Technical Housing Standards.

The amenity space provided within the plot remains highly usable and of a high quality. The garden size remains typical of other properties within the local area.

Impact on neighbouring properties: The layout of the plot and the design of the extension ensures no significant additional built form is to be constructed adjacent to sensitive boundaries. The extension will no way appear dominant or impose upon neighbours.

New windows are located to ensure that there is no risk of overlooking to neighbouring properties.

Trees: There are no trees withing falling distance of the application site.

Access and Parking: The existing access and parking arrangements will be maintained.

Refuse and Recycling: The existing facilities in the host dwelling will be used.

CIL Liability: The new building works will not be liable for a CIL charge.

Foul and Surface Water: The surface water will be discharged into the existing drainage system at the house. The new works will not create any additional foul water.

Flood Risk assessment: The application site is within an area designated as being a Flood Risk Zone 1 ie “very low risk”

Conclusion: The proposed extension complies with permitted development rules and is typical of similar extensions nearby. It therefore should be found acceptable as it will not have an unacceptable impact on neighbouring dwellings or the wider street scene.