Local Planning Services
Middleborough House
16 Middleborough
Colchester
Essex
CO1 1QT

T: 0800 773 49 48

W: www.lpsarchitecture.co.uk
E: Info@lpsgroup.co.uk

Planning Statement:

Construction of a First Floor Side Extension

At

Oaktree Cottage

Hexton Road

Lilley

LU2 8NA

Introduction:

1. This planning statement is written on the behalf of the applicant in support of a householder planning application.

2. The purpose of this statement is to demonstrate to the council and the wider community the design principles that have influenced the proposed development and establish how the proposed development complies with relevant planning policy.

Site and Character:

3. The application site is a semi-detached dwelling which is located along Hexton Road. The site is set back from the road and benefits from an elevated level of established natural screening, thus limiting the impact of alterations made to the dwelling.

4. There is limited housing within the Streetscene and exisitng housing lacks continuity in terms of character and appearance.



Policy Considerations:

5. The design process has been informed by applicable planning guidance, the most relevant of which are the following:

- North Herts Design Supplementary Planning Document (SPD) 2011.

Design Concept:

6. The purpose of the proposed application is to provide a master bedroom with associated en suite and wardrobe area.

7. The proposed increase in floor area amounts to 27.5 sqm. The exisitng dwelling currently has a gross floor area of 121 sqm, thus the additional floor space represents a 22% increase in floor area.

8. To provide an impression of subordinace, the proposed first floor extension will be set back 1.06 metres from the front elevation and as such will also feature a stepped down ridge line.

9. The proposed first floor element has an overall width of 5.06 metres and an overall length of 5.93 metres with a total height of 7.91 from natural ground level.

10. The proposed scale and appearance of the proposed extensions has been designed to complement the exisitng dwelling in terms of perceived scale and massing.

11. It is considered that the use of a rendered external finish will help to break up the brick massing along the front elevation, thus enhancing the overall appearance of the dwelling within the Streetscene.

12. Exisitng roof forms and material finishes have are also maintained to ensure that the proposal will assimilate well within its given context.

13. It is not considered that the proposed extension will give rise to any adverse impact on neighbouring dwellings or the wider street scene due to the relatively minor scale of the extension and the sympathetic use of materials.

Amenity Space

14. The application site benefits from a large rear garden. It is not considered that this proposal will have any negative impacts on the amenity of current or future occupants.

Parking:

15. The proposed application will not have any impact on the exisitng parking provision.

Application Submission:

16. It is considered that this planning statement helps to provide an insight into the considerations that have informed the design process and how the proposal represents a suitable form of development that will have a positive impact on the locality.

17. In conclusion, it is hoped that members of the council and the local community look favourably upon this application.