



The Grange

Mortimer Road

Cubley

S36 9DF

Planning Statement

February 2022



1. Introduction

This statement is written to support a full planning application for the proposed porch and side extensions to the main house at The Grange, Cubley and addition of a garage to the existing coach house, including reconfiguration of the internal layout. The proposals will create improved residential accommodation for continued use of the buildings as a single-family dwelling. The proposals are for:

- A small, single-storey side extension to the existing kitchen, predominantly in glass.
- A two-storey extension to the front entrance hall, predominantly in glass.
- Extension of the existing coach house to provide a single garage.
- Reconfiguration of the internal layout of the coach house from a domestic workshop to guest accommodation and a home office associated with the main house.

2. Planning Statement

The application site contains a detached, two-storey, modern stone property and a part two-storey/part single-storey coach house. The coach house has current permission for use as a domestic workshop and three garages. One of the garages had been converted into two storage areas with a partition and window installed.

Main House

The proposed single-storey side extension to the existing kitchen has the appearance of a large glass bay window in a contemporary style. This will allow more daylight into the kitchen which currently lacks a sufficient number of windows for the large room. The chimney above will be retained and has been incorporated into the design.

The proposed two-storey, glass extension to the front of the property is also designed in a contemporary style to tie in with the side extension. The significant amount of glass will improve daylighting to the entrance hall which again is currently lacking in window area, with only two small windows at first floor.



Coach House

The coach house currently has permission for use as a domestic workshop and three garages. The proposals seek to reconfigure the internal layout into guest accommodation and a home office associated with the main house. The existing single garage on the west side will be converted into a kitchen and bathroom and the central space becomes the living area. On the first floor there is an office and double bedroom.

An extension is proposed on the east side to replace the single garage and this will match the existing.

3. Conclusion

In conclusion, the proposed glass extensions to the main house have been designed in a contemporary style to enhance the appearance of the property whilst maximising the amount of daylight provided to the internal spaces. The reconfiguration of the coach house will provide guest accommodation and office space associated with the main house and the garage extension will match the existing.

The extensions do not have a detrimental impact on the amenities of neighbouring residents as the proposed window positions will preclude overlooking; the massing, scale and heights of the extensions will not have an overbearing impact on outlook from neighbouring properties and will not impact on daylight levels to the existing windows of surrounding buildings.

As such, we consider the proposals to be compliant with relevant planning policy and suggest that the proposed extensions and reconfiguration of the coach house are welcome improvements, creating high quality accommodation for modern family living.