

Design Statement

Proposal

Planning application for the amendment of elevational materials to an existing semi-detached bungalow and erection of a single storey rear extension.

Location

66 Longley Street
Barugh Green
Barnsley
South Yorkshire
S75 1NT



Note: The image above is not an accurate representation and is purely for illustrational and contextual purposes only.

Applicant

James Sargent & Alexandra Day

Introduction

This application seeks planning permission for a single storey rear extension and the external rendering of the semi-detached bungalow at 66 Longley Street to improve its overall appearance and create a more cohesive and visually attractive dwelling.

The bungalow seemingly had undergone alterations over time, resulting in a mix of materials and finishes across all elevations. These include areas of brickwork, tumbled stone coursed panels, concrete flat-faced coursed panels and repaired sections which do not match one another in appearance, colour or texture. Please see the images below:



As can be seen from the images, the property lacked a unified appearance and appears visually fragmented. Following a site visit with a builder and property professional, it was also clear that there were structural issues with the subsequently erected side porch which had diagonal cracks along the concrete stonework.

The property has recently undergone development works, consisting of:

1. Removal of the side porch – given the structural issues and the mismatch in materials
2. Rear extension – 3m extension to the rear as per the enclosed drawings, running in line with the neighbouring property 68 Longley Street
3. Roof tile replacement and chimney removal – the previous roof tiles were old, partly damaged concrete pantiles which it was most appropriate to replace with new grey pantiles to tie into the rear extension
4. Replacement windows and doors – the previous windows and doors were very dated and required updating, these have been replaced with uPVC anthracite grey windows and an anthracite grey composite door to the side elevation

Proposal

The proposal requests planning permission for a single storey rear extension and part render of the front elevation, full render of the side elevation and full render of the rear elevation, which the rear elevation now consists of the newly erected extension. The proposed rendering has been carefully selected to address the existing inconsistencies and improve the overall quality and appearance of the property. Whilst on the front elevation, keeping the same uniformity as the remainder of the street, and matching the proposed render to the side and rear elevations.

It became clear after extensive searching that it was not possible to source an exact matching brick to adequately patch up the gable end, once the side porch was removed. A close match to the brick would not have sufficed, given the age of the property, new brickwork would have stood out compared to the existing. Images of the porch removed are below:



The only clear way to ensure the side elevation was uniform throughout was to render the whole elevation. This render would consist of a darker colour render below DPC, influenced by the existing light brown brick, and a bone colour render above DPC. Given the whole side elevation is to be proposed as render, the most appropriate proposal was then to continue the render to the rear extension.

The elevation which required most consideration was the front elevation. The existing street consists of a mixture of types of housing and elevational materials, including buff brick, red

brick, stone and a small number of houses with render to the northernmost part of Longley Street. The existing front elevation materials on the subject property were mismatched:



The proposal proposes to retain the red/buff brick in between and either side of the windows, render over the mismatched panels underneath the window in a bone colour render to match the side elevation, and a brown mushroom colour render over the poor-quality light brown bricks below DPC.

The chosen render colours are neutral and sympathetic to the surrounding residential area. The improvements will enhance the appearance of the property while remaining in keeping with neighbouring dwellings and the character of the street scene.



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Conclusion

The proposed single storey rear extension as per drawing LS-NB-BPPD-01 is a modest and appropriate addition to the existing bungalow. The length of the bungalow does not extend past usual permitted development limits (3m), although the ridge height extends to 4.6m, therefore requiring planning permission. It is an important point to note the roof ridge of the extension is lower than the existing bungalow roof ridge and cannot be seen from the road.

The proposed rendering works represent a modest but significant visual improvement to the existing bungalow. The scheme will resolve the current issues of mismatched materials, conceal unavoidable differences in repaired brickwork following the removal of a structurally defective porch, and provide a coherent appearance that complements the recently replaced roof.

The proposal will enhance the overall appearance of the dwelling and its contribution to the surrounding area without causing any adverse impact on neighbouring properties or local character. Therefore, planning permission is respectfully requested.