



45 LOW ROCHA GROVE

PLANNING STATEMENT

Revision: A

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This Planning Statement has been written on behalf of the applicant by Chris Hill Architects, to support an application for a Lawful Development Certificate for a single storey rear extension to a detached house.

The property is located at 45 Low Rocha Grove, Penistone. The proposals for this application should be read in conjunction with the drawings which form part of this application. The proposed extension has been designed to comply with the MHCLG technical guidance on Permitted Development for Householders, all building regulations, and to maintain or improve access into to the dwelling.

THE SITE & PROPERTY

Low Rocha Grove is a residential street, located on the rural fringe of Millhouse Green and forming part of a neighbourhood built in the 1990's. The property is a traditionally built detached house, with pitched roofs, a single storey detached garage, front and back gardens.

The property is an owner occupied single family dwelling comprising 3 bedrooms (Class C3).

The site is not located in a Conservation Area, nor near to any Listed Buildings, not located within Green Belt land and no Tree Preservation Orders exist on the site. The property is not, nor is planned to be, used as a HMO (Class C4). The property is not located in or near a flood risk zone.



Figure 01: Front elevation as viewed from Low Rocha Grove, the proposed extension would not be visible from the public highway, and no other changes are proposed to the front elevation.

DESIGN

The design objectives are to:

- Create an additional living and dinning room space for the benefit of the family occupying the house.
- Increase the size, and improve the layout of the kitchen / diner to provide more space for family activities.

The proposed extension is single storey and would not extend back further than 4 meters from the exiting rear elevation, and not further than the rear most elevation of the house.

There are no buildings to the rear of the property that would be overlooked by the proposals.

The proposed external walls are to constructed in a matching red coloured facing brick. It may not be possible to source an exact match for the brickwork originally used on the property, so any existing bricks that can be recovered from the external walls (where new openings are proposed) the existing bricks will be mixed with a

new brick that is as close match to the original to blend the new walls into the property.

Windows and doors to the proposed will not overlook neighbouring gardens. The proposed roof is to be pitched, finished with matching concrete tiles. The floor levels are to remain unchanged, and the external levels would be unaffected by the extension.

The detached garage is unaffected by the proposals, and there would be no increase in cars on the property or reduction in parking spaces caused by the proposals.

The existing back garden is moderate in size but well proportioned, with the extension not occupying more than 21% of the back garden alone.

ACCESS

Access to the main entrance door and within the dwelling is to remain unchanged. An new entrance door to the rear elevation would be capable of achieving level access.