

Design & Access Statement to accompany application for extension to existing dwelling at 13 West Crescent, Oxspring, Sheffield, S36 8YU.

Introduction

This statement has been prepared on behalf of Mrs Jones and will accompany a Full Planning Application (PP-09219215) for the extension of her existing property at 13 West Crescent, Oxspring involving the erection of a two storey extension to the rear of the property.

It is important to note that the neighbouring dwelling at 14 West Crescent will also be seeking approval for a similar rear extension simultaneously but via a separate application (PP-09219177) and so to avoid overshadowing of each others gardens or the windows of the existing property.

Context

The site is situated within the existing settlement boundary of Oxspring. The site is approximately 2 miles from the centre of Penistone, the principle town in the area.

The site is surrounded by existing residential properties to the North, South and West. These are all of similar period and of two storey construction. To the North-west the large rear garden backs onto to allotments and then further to the Trans Pennine Trail (TPT).

The site is served by several local bus links no.s 21, 23, 29, these link to other local and national rail and bus services from Penistone, Chapelton, Stocksbridge & Barnsley.



Aerial view of site

Use

The site is currently used as a residential dwelling and will remain so under these proposals. The site is set back from West Crescent with an existing parking space to the front of the property. A pedestrian gate to the side of the property provides access to the rear of the house. The dwelling has a modest front garden and a very large rear garden area, circa 25m long at its smallest measurement.



Proposed Site Plan

The scheme proposes to extend the existing dwelling at 13 West Crescent to create an enlarged lounge/diner at ground floor level and an extended bedroom suite including ensuite bathroom & dressing room at the upper level.

The existing three bedroomed dwelling will remain as a three bedroomed dwelling due to the nature of the internal arrangements.

Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing parking space to the front of the property and pedestrian side gate access will remain unaffected by the proposals. The previously infilled side door will be reinstated for accessing the rear garden area.

Amount

The scheme seeks to create the following additions to the property;

The redlined site measures 391m² / 0.0391 Ha.

The existing dwelling measures 68m² GIA.

The extension to existing dwelling measures 44m² GIA.

The footprint of the existing dwelling measures 42m² GEA.

The footprint of the extended dwelling measures 24m² GEA.

This extension is comparable with other recent enlargements to other properties in the local area namely,

7 West Crescent, Oxspring, Sheffield, S36 8YU – First floor rear extension

1 Eddyfield Road, Oxspring, Sheffield, S36 8YH – Two storey rear extension

Layout

The site currently holds one half of a semi-detached dwelling, no.14 West Crescent being the neighbouring pair. The proposals seek to extend the dwelling to the rear into the existing large garden. As mentioned in the introduction, No.14 is also seeking to extend their dwelling in a very similar manner simultaneously but subject to their own separate application.

The rear extension will be almost the full width of the existing dwelling at approx. 5.4m, with a small step back for aesthetic as well as practical construction reasons. It will project 4.5m from the existing rear wall of the property. This seeks to demonstrate the change from the original property to the extension, with the extension being smaller and therefore subordinate to the original dwelling.

The proposed new rear bedroom will remain overlooking the property's own rear garden amenity space. The addition of a window into the existing bathroom (both ground and first floor) and the newly proposed ensuite bathroom is for the benefit of additional natural light and ventilation and will be fully obscured (as noted on the drawings) so not to overlook the rear gardens of the adjoining dwelling at No.12.

The existing rear garden will be relandscaped by the owner at later date to suit the proposed scheme.

Scale

The existing property is a two-storey dwelling with an average footprint, resulting in an average two storey ridge height, approx. 8.2m.

The extension proposed seeks to match the existing eaves and ridge height, floor to floor heights and window proportions in terms of openings amount and size to the existing property.

The proposals seek to extend the property by approximately 50%, this is to meet the changing requirements of the client and their immediate family living arrangements.

Appearance

The proposed development has been designed to be simple and contemporary in appearance as illustrated in the accompanying drawing package. The extension will be smaller in size than the original dwelling in both width and depth, with a matching hipped pitched roof not exceeding the existing ridge height of the original property.

The dwellings will be of traditional construction, two leaves of blockwork, the outer to receive a render finish and pitched roofs. Windows will be uPVC windows with no fenestration pattern. The windows have been sized to provide maximum light penetration into the house and also to provide greater surveillance to the surrounding area.

A sample of the materials under consideration is as follows;

Render Finish – Light Grey 2.0mm Grain	
Brickwork – Blue to match existing	
Double Roman Concrete Interlocking Roof Tiles – Brindle to match existing	
Windows & Doors – uPVC Slate Grey Fascias & Soffits - uPVC Black	

Landscaping

The landscaping will be broadly unchanged by the proposals with only the boundary between No.13 & No.14 being affected. The existing brickwork and timber fencing panel boundary will be partially demolished to facilitate construction of the extensions and reinstated following the works in matching materials, colours and styles.

The client has indicated the existing resin coated patio will be demolished and reinstated outside of the extension footprint at a later date.

No other external surface or boundary treatments are affected or proposed to be changed under this application.

Conclusion

This D&A Statement has been prepared in support of a full planning application for the erection of a two-storey extension of the existing dwelling.

This statement provides background information regarding the site context and seeks to demonstrate that the scheme has been developed in accordance with national, local planning policies and Supplementary Planning Document: House Extensions and Other Domestic.

Overall, it is demonstrated that the site can be developed to provide an appropriate, sustainable extension of an existing residential dwelling in line with Policy D1, supported by existing infrastructure and delivering a net gain to the locality.

The layout, scale, appearance, amenity and landscaping of the proposed development have been carefully considered and takes into account the site's location, surrounding context, physical constraints and surrounding properties to achieve a modern, attractive and in-keeping form of development.

The statement has determined that the development proposals are in accordance with national and local planning policy objectives, and that planning permission should be granted to allow the extension of this existing home.