

Design Statement

First Floor Extension At 12 Mill Race Drive Goldthorpe

Further to your correspondence and your issues with the design in relationship to Planning Guidance SPG4, I would draw your attention to the following:-

- No 12 Mill Race Drive Goldthorpe is a detached estate dwelling house type, and is one of approximately 12 variant designs to be found on the site, and the setting out & curvature of the of Mill Race Drive produces a non liner street scene.
- The original properties proportions are A-symmetric with the garage being subservient to the main dwelling.
- The proposal extends the property vertically above the existing garage, for the most part (front and side elevations) directly on the existing footprint, and by virtue of the overall depth of the extension being less than the main property, the proposed roof will be lower than that of the main original dwelling's.

SPG4 clearly states that “an extension needs to be clearly expressed by means of a vertical break, or set back and set down to ensure the original identity of the house is retained”.

- In this instance a vertical break in the design as been achieved by virtue of continuance of the original garage front projection, in that the first floor extension is built on the garage elevational footprint.
- The proposed design renders the roof lower and subservient to that of the original ensuring that the identity of the original house is maintained.

Additional to the above I would ask you to consider:-

That the finished A-symmetric design is not untypical of an estate house design that would be produced for this type of estate, and that a modified “House Type” of this house if proposed in the original Planning Application would for this estate and in this location would have been approved.