

28th July 2014

Design & Access Statement

22 Copster Close, Thurgoland, Sheffield.



1.1.The Site & Surrounding



Copster Close is a modern estate of two storey brick built detached and semi-detached properties, located within the rural village of Thurgoland. The houses along Copster Close use the same buff brick and concrete roof tiles, the houses generally have parking areas and small gardens to the roadside and larger gardens to the rear. The majority of properties have been extended in one form or another to the rear, side and front with a mixture of one and two storey extensions, many with built under garages, this has created a very ad-hoc street

1.2. Consultation

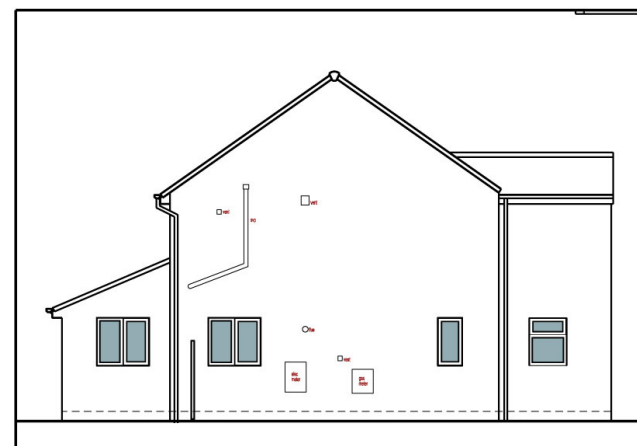
BMBC Planning Officer Elaine Ward was consulted pre-application and requested that the roof and front elevation step in relation to the existing house. The planning officer was asked by the applicant to visit site so she could understand the wide variety of extensions that exist on the close, many of which do not step as the planning officer was requesting. Following the site visit the planning officer accepted that not all extensions have the step in roof and elevation but remained adamant that this proposal should, stating their current South Yorkshire Residential Design Guide and that the houses on the street that did not comply were possibly constructed prior to this guide being introduced into policy.



North Elevation - Existing



South Elevation - Existing



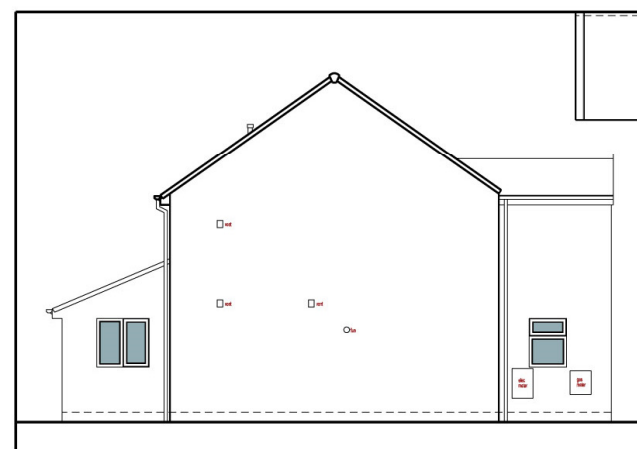
West Elevation - Existing



North Elevation - Proposed



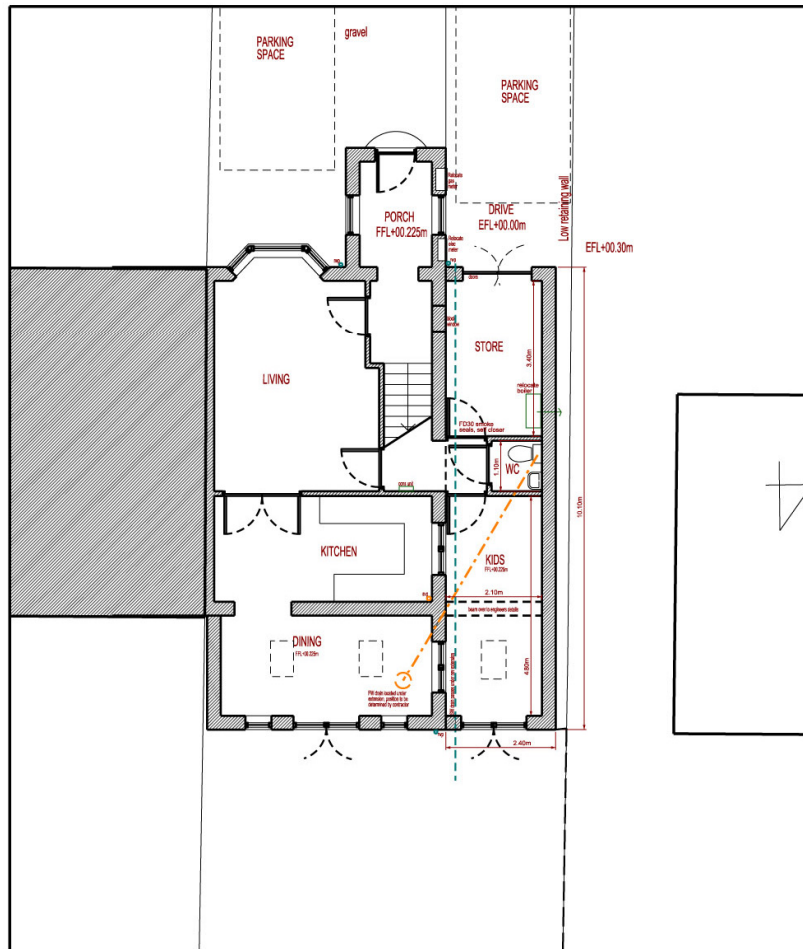
South Elevation - Proposed



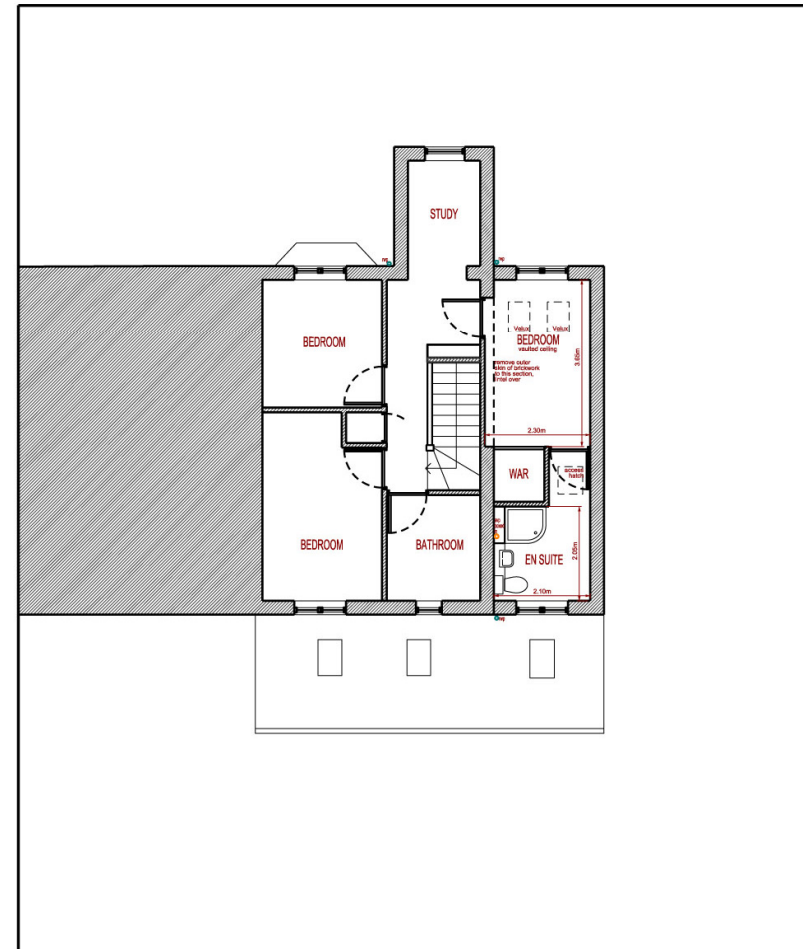
West Elevation - Proposed

2.1. Use & Amount

A one and two storey extension to a residential property providing a further bedroom, ground floor living space and storage, on a residential street which will require householder planning permission. The use and amount of accommodation fits comfortably on the site while retaining sufficient garden/ amenity space to the rear and retaining two parking spaces to the front. The use and amount has not been questioned by the planning officer.



Ground Floor Plan - Proposed



First Floor Plan - Proposed

2.2. Layout

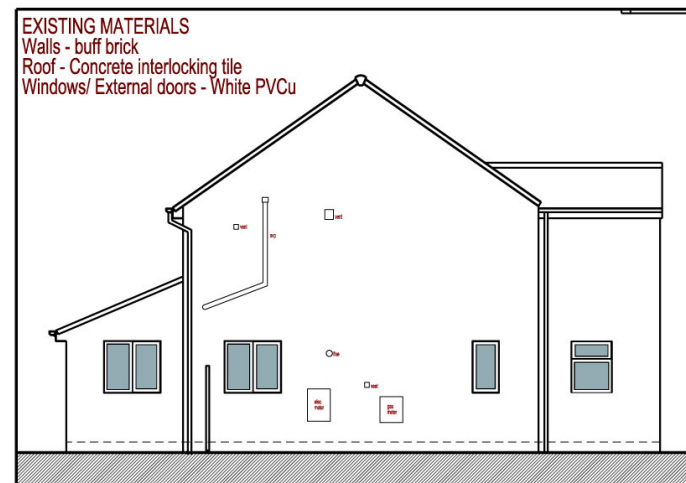
The extension will sit to the side (West) and rear of the property, occupying what is currently a long driveway and flagged area to the garden.



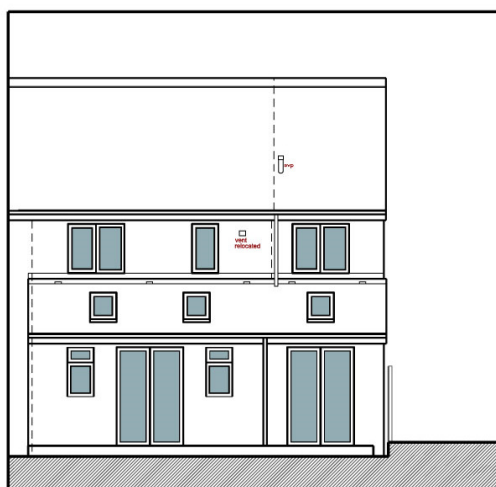
North Elevation - Existing



South Elevation - Existing



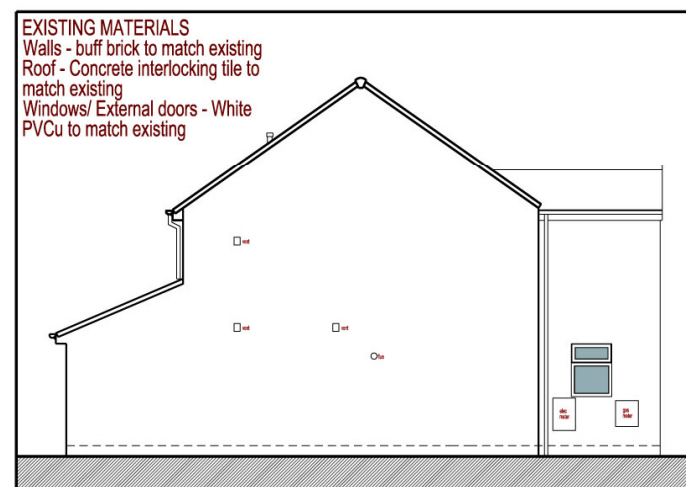
West Elevation - Existing



North Elevation - Proposed



South Elevation - Proposed



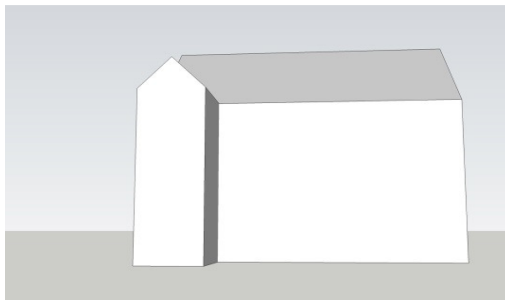
West Elevation - Proposed

2.3. Scale

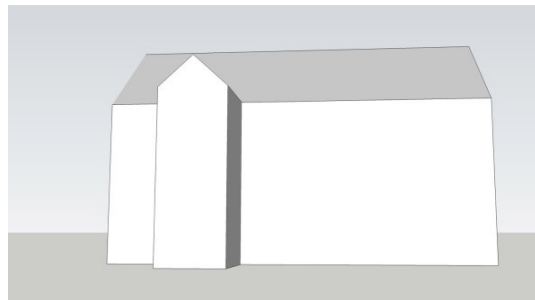
The planning officer requested a step in roof and elevation so that the original dwelling remained the dominant form, principles which are not in question in many instances but the existing and surrounding properties need to be taken into account and it is not enough to lay a blanket rule to all extensions. We will proceed to show there is justification in this instance in deviating from the rules laid down in the South Yorkshire Residential design Guide.



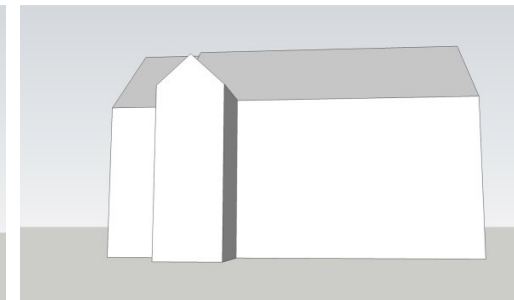
The existing property has a narrow two storey extension forward of the principal elevation of the building, this contravenes the South Yorkshire Residential Design Guide but is a previously planning approved extension. The proposed extension will be separated from the principle elevation of the building by this existing extension/ projection, any step in the façade is pointless as the principal elevation of the existing house cannot be read in conjunction with the proposed extensions front elevation. Similarly due to this front projection the roof line of the proposed extension is not cleanly read in conjunction with the roofline of the main house; this is demonstrated in the massing models below.



Existing



Proposed



Stepped roof and façade

The study below shows each property on Copster Close in order to describe the vast array of building forms that have been created through extending the properties. The point of this exercise is to establish that the proposal will not be detrimental to or out of context with the streetscape.



A narrow detached property



Front extension similar to the application property



A stepped extension with hipped roof



The application property (left)



A few of the houses remain true to their original massing but have had front porches added



Semi-detached that has been extended to both sides with stepped roof/ façade



First building on Copster Close west side has been extended by over twice its original length with no step in roof or façade.



Two houses have been considerably extended and joined



House has been extended to the front to produce a radically altered building that now stands forward of the building line

2.4. Appearance

The proposal will match in with the existing brick, roof tiles, fascia's and windows/ doors, the planning officer has raised no concerns over the appearance of the proposed extension.

3.1. Access

Parking for two vehicles is available on the driveway.

No alterations are required to the foul drainage.

All surface water will be dealt with on site with soakaways

4.1. Contact

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.