AK PLANNING

TOWN PLANNING CONSULTANCY

Supporting Information

42 A Station Road

Fenay Bridge

Introduction

This statement has been prepared by AKPlanning in support of a planning application for the erection of an extension at 42A Station Road, Fenay Bridge. It follows the submission of a pre-application inquiry, and it will explain how the submission addresses the issues that were raised within this inquiry.

Application Considerations

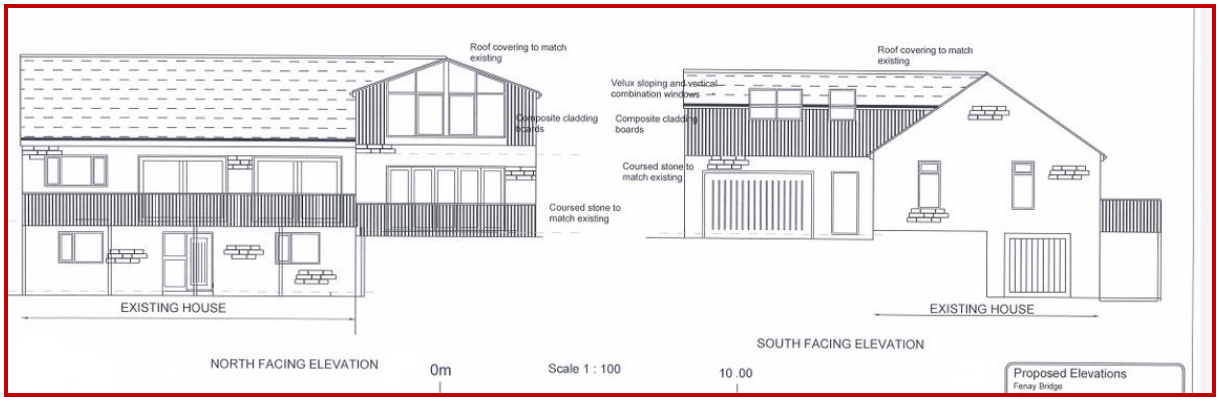
The pre-app acknowledged: -

Due to the proposal being for an extension to a residential property, the principle of some form of development would most likely be considered acceptable subject to other material planning considerations.

It then identified the following problem with the north facing elevation: -

When viewed from the proposed north-facing elevation where the dwelling is two-storeys in height, it is considered the dwelling may be able to facilitate a larger extension in this instance. Nonetheless it is considered likely the height of the extension would need to be dropped below the ridge of the original dwelling to ensure a subservient and balanced appearance. A glazed gable feature is likely to be visually acceptable and in keeping with the character of the host dwelling. Nonetheless, due to the height of the extension, the scale as proposed is unlikely to be supported by the LPA.

To alleviate the issue the new proposed height of the extension matches the existing ridge height.



The extension is hidden well away from any public view, including from neghbours. It will provide secure parking and will not, being on the side away from any public view effect the appearance of the streetscene.

The proposed materials are a comtemporary mix and this sits well with the area which has a variety of materials, includiing stone, brick and render. This wproposal will sit well within this eclectic mix.

The submitted elevations show one large dormer is proposed measuring approximately 8 metres in length and 3.5 metres in height. The dormer is designed with a lean-to roof and features four windows to the front. The construction materials appear to be timber cladding to match the first-floor gable end feature. It is sited in a prominent location facing the front elevation of the dwellinghouse and would extend well above the original dwelling in height.

In terms of paragraph 5.26 of the SPD, while the dwelling is set well back from the street scene, I consider it unlikely this factor would overcome the detrimental visual harm the dormer of this design, scale and siting would have upon the original dwelling.

The dormers have been removed and replaced with rooflight features.

Except for one obscure glazed bathroom window, none of the proposed windows face, at any kind of proximity, towards the neighbours. There is no detrimental effect on neighbour's amenities.

It is concluded that with the alterations now incorporated the submission is acceptable.