

ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

JUSTIFICATION DOCUMENT.

16, TOWN END, GOLCAR, HD7 4QD, UNITED KINGDOM.

1. Introduction.

This statement has been prepared in support of the revised final design to the host dwelling at 16, Town End, Golcar. The revised scheme proposes a 5 meter rear projection, replacing the existing conservatory with a permanent, well-designed extension that enhances the functionality of the dwelling while preserving the character and appearance of the host property and its wider context.

2. Background and Evolution of the Scheme.

The original proposal for a 7 meter rear extension was acknowledged by all parties to be ambitious in depth and unlikely to be supported due to its perceived impact on the Conservation Area.

Following officer feedback, a fallback option aligning with the furthest point of the existing conservatory was explored. While this option reduced depth, it did not provide sufficient internal accommodation to justify the replacement of the existing structure.

The revised 5 meter projection represents a balanced and proportionate evolution of the scheme:

- It significantly reduces the depth from the original proposal.
- It avoids overdevelopment of the plot.
- It delivers meaningful internal improvements without excessive visual impact.

3. Site Context and Conservation Area Considerations.

The property is located within a designated Conservation Area, where development is required to preserve or enhance the area's character and appearance.

The host dwelling already features a rear conservatory which projects into the garden. The proposed extension replaces this structure with a more robust, permanent form that is architecturally coherent with the main house and more appropriate for a Conservation Area setting.

Importantly, the rear elevation is not publicly visible from key viewpoints within the Conservation Area, limiting the proposal's wider visual impact.

4. Justification for the 5 Meter Projection.

4.1 Relationship to Surrounding Development.

The proposed 5 meter projection is strongly informed by the surrounding context. A neighbouring property within close proximity benefits from an existing rear extension of comparable depth.

This neighbouring extension illustrates that development of this scale:

- Can be successfully accommodated.
- Does not harm the character or appearance of the Conservation Area.
- Sits comfortably within the established pattern of development.

The presence of this extension establishes a clear and relevant precedent supporting the acceptability of a 5 meter rear projection in this location.

4.2 Scale and Proportionality.

The revised extension remains subordinate to the host dwelling:

- The depth is modest in relation to the overall plot size.
- The extension does not dominate the original building.

5. Design and Roof Form.

The revised scheme has been carefully designed to respond positively to Conservation Area guidance.

The proposed extension prioritises:

- High-quality materials.
- A restrained and subservient architectural expression.
- A clear visual distinction between old and new, in line with best practice for heritage settings.
- Introduction of a shallow pitch roof.

6. Impact on Residential Amenity.

The revised 5 meter extension will not result in unacceptable harm to neighbouring amenity:

- The reduction in depth limits overshadowing and loss of daylight.
- The extension is contained within the rear garden context.
- No significant overlooking or loss of privacy is introduced.

The proposal therefore complies with standard amenity considerations.

7. Planning Policy Compliance.

The revised scheme accords with both local and national planning policy objectives, including:

- Delivering high-quality design appropriate to local character.
- Preserving the significance of Conservation Areas.
- Supporting sustainable improvement and adaptation of existing homes.

The proposal represents a proportionate response to policy requirements and officer feedback.

8. Conclusion.

The revised 5 meter rear extension represents a robust, balanced, and policy-compliant solution.

It:

- Responds directly to planning and conservation concerns.
- Is supported by nearby precedent.
- Preserves the character and appearance of the Conservation Area.
- Replaces an incongruous conservatory with a high-quality, permanent structure.
- Provides necessary internal accommodation without overdevelopment.

On this basis, it is considered that the revised scheme should be viewed favourably and is fully justified for approval.