



ARCHITECTURAL
SERVICES LTD

***PLANNING, DESIGN AND ACCESS
STATEMENT – REMOVAL OF EXISTING
GARAGE. EXTENSION TO KITCHEN IN
LOCATION OF GARAGE AND
FORMATION OF DOWNSTAIRS WET
ROOM. RELOCATION OF NON-
ORIGINAL STAIRCASE.
CONSTRUCTION OF FIRST FLOOR
EXTENSION ABOVE KITCHEN TO
PROVIDE IMPROVED BEDROOM
FACILITIES AND JACK AND JILL EN-
SUITE. INSTALLATION OF SOLAR
WATER HEATER WITHIN REAR ROOF
EXTENSION. REMOVAL OF RENDER
FROM SOUTH ELEVATION TO REVEAL
EXISTING STONEMWORK FOR MR &
MRS D GANNON, PARKSIDE, THE
PARADE, ST MARYS, TR21 0LP***

TO BE READ IN CONJUNCTION WITH SUBMITTED HERITAGE IMPACT ASSESSMENT



1. INTRODUCTION

This planning statement supports an application for removal of existing garage. Extension to kitchen and formation of downstairs wet room. Relocation of non-original staircase. Construction of first floor extension above kitchen to provide improved bedroom facilities and Jack & Jill en-suite. Installation of solar water heater within the rear roof extension. Removal of render to south elevation to reveal existing stonework.

2. SITE DESCRIPTION

The proposed development site comprises of an end of terraced cottage located to the north of the A311 and west of Madura.

3. DESCRIPTION OF DEVELOPMENT

This planning statement supports an application for removal of existing garage. Extension to kitchen and formation of downstairs wet room. Relocation of non-original staircase. Construction of first floor extension above kitchen to provide improved bedroom facilities and Jack & Jill en-suite. Installation of solar water

heater within the rear roof extension. Removal of render to south elevation to reveal existing stonework.

4. PLANNING HISTORY

Approvals pre-listing

- P0441 Approval of a garage at the rear of the house (1963)

Approvals post-listing

- P2693 and P2693/A Approval for rear extension for kitchen and first-floor bathroom at rear of premises together with provision of new windows to the front elevation (1987)
- P2866 and P2866/A Approval for a rear extension for bathroom and new kitchen (1988)
- P3084 Approval for Re-roofing of front slope of roof with new iberian slate to match existing as closely as possible (1990)
- P3215 Approval for demolition of chimney and replacement of rear roof (1991)
- P3405 Approval for windows and door alterations (1992)
- P/22/046/LBC Approval for replacement rotten sash windows to the front elevation (2022)

5. DEVELOPMENT JUSTIFICATION

Amount of Development

The proposed development consists of removal of existing garage. Extension to kitchen and formation of downstairs wet room. Relocation of non-original staircase. Construction of first floor extension above kitchen to provide improved bedroom facilities and Jack & Jill en-suite. Installation of solar water heater within the rear roof extension. Removal of render to south elevation to reveal existing stonework.

Layout, scale and external appearance

Layout, scale and external appearance is clearly illustrated on the submitted drawings.

Highways & access

There are no changes to the existing vehicular & pedestrian access.

Ecology & biodiversity

A bat and owl survey accompanies the planning application.

Flood Risk Assessment

The existing dwelling lies in Flood Zone 1 with the surrounding area being Flood Zone 3. Although an increase in footprint is proposed, the existing site is hard

surfaced. Flood boards to access doors to be installed. Electric sockets and the like should be at a height above anticipated flood levels.

6. CONCLUSION

The new roof which is hipped on 3 sides with a recessed flat roof behind the hips will support the new solar heat pipes. Mr Gannon has used this system before with great success in reducing the dwellings carbon footprint by the provision of solar heated water.

The impacts of the scheme in terms of heritage policy are referred to in the heritage impact and capacity assessment.

- i Principal of extension – The extension will deliver new mass by extending the current kitchen outshut slightly to east and upwards, and adding a first floor, providing a bedroom and shower-room. Further ground floor domestic space is provided within the footprint of the current modern garage by its demolition and replacement with a simple low-pitched structure linked to the rear of the outshut.
- ii Form of rear extension – The proposal would extend the current outshut to the east (replacing the existing shed) and provide a first-floor space via a large dormer extension with pitched roof across the width of the dormer.
- iii Internal re-ordering – It is proposed to relocate the existing stairs to the rear wall of the Dining room, creating single open-plan spaces to both floors.
- iv Removal of render to south elevation .
- v Installation of a solar water heater within the false dormer roof structure of the new outshut first floor.

We therefore consider your council should reasonably grant conditional planning permission and listed building consent.