Planning Statement

In support of

Two-storey side extension to 16 Holt Road

Ref No: 004/008/05

Background

The background to the reasons for the two-storey side extension is to enable Mrs Moore's father to reside with them so that care is on hand as and when required whilst also providing a good-sized family home at an affordable price for future occupiers.

Design Detail

The extension has been pulled back one metre from the face of the existing house, one metre from the side boundary and the first floor section of the extension has been pulled back from the face of the rear of the house. This enables the extension to look subservient to the existing house.

DEVELOPMENT SERVICES
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The one metre pulled back from the boundary will leave a 900mm clear path down the side of the property for access and use from the rear for such as refuse.

The existing outbuildings will be demolished. In the area occupied by the outbuildings, the boundary wall is one brick thick (215mm). Half of this wall will be built up as a small parapet and number 14's roof will be made good and dressed up underneath a coping stone.

With the boundary being on a slope to the side of the house, to be able to obtain reasonable width to the extension, the gable wall has had to follow the boundary line. This has created a problem in relation to the roof. As the main existing roof is hipped, it is not possible from a constructional point of view, to construct a hipped roof to the new extension. If a gable wall was to be built up; this would be somewhat overpowering for next door and also not in keeping with the properties in the immediate vicinity. Therefore, a flat roof seemed to be the best alternative. However, flat roofs are not the most aesthetically pleasing. Therefore it has been chosen to provide a parapet wall to the flat roof (with an outlet to the side) which is visually more pleasing and, in these particular circumstances, is in keeping with parapet walls that properties within the vicinity have. The extension, from the frontage, is reasonably narrow and pulling the extension back both at the front and the rear makes it less imposing to the street scene and the neighbours.