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Mr and Mrs Poulter

**The Bungalow
Stapleton Lane
Barwell**

Proposed alterations to existing
dwelling

Supporting statement

1 - FORWARD

The site for the proposed works is:

The Bungalow
Stapleton Lane
Barwell
LE9 8JT

The location of the site is identified on drawing number 23/81 00 (Site Location Plan); also shown below. This statement is in support of the householder planning application for the extension and alteration of the existing dwelling submitted by Mr and Mrs Poulter. The site is included in the area allocated for the Barwell SUE development.



2 - CONTEXTUAL ANALYSIS

The site is located to the North West of Barwell, close to the junction between Stapleton Lane and Ashby Road. There is a two-storey house to the East of the property and a bungalow to the rear. The lane, located to the West of the property, leads to a converted farm complex with residential and commercial use.

This small cluster of houses is currently surrounded by open countryside, but the surrounding fields have been allocated for the SUE development which, if successful, will result in up to 2500 new houses (planning ref 12/00295/OUT).



View of the property from the West.



View of property from the road. The existing bungalow is significantly smaller than the adjacent house.



View of the property with its neighbour. The existing bungalow is significantly smaller than the adjacent house and has very little architectural detailing or articulation. The neighbouring property has a mix of brick and render with gable projections to the garage and the bay window and a small projecting porch.



View from the East. The bungalow is visible through the gap between the neighbouring house and the trees but is largely hidden.

The image on the following page shows the SUE masterplan which proposes development to the East and West of the site, thus completely changing the character of the area.



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3 - PROPOSED SCHEME

The proposed scheme involves a rear extension and loft conversion to create a 3 bedroom dormer bungalow, suitable for a modern family. The ground floor bedroom will make the building a lifetime home, suitable for a family, elderly / disabled relatives and for the homeowners to stay in throughout retirement. To achieve the level of accommodation required in the roof space it has been necessary to raise the ridge of the roof by approximately 1.4m. However, this is still significantly lower than the adjacent house as can be seen on the image below:



FRONT ELEVATION

Increasing the ridge height brings the building more in-line with the adjacent house, making it more prominent on the street scene. The introduction of gabled dormers and a porch to the front elevation helps to enliven the appearance of the building from the road and better reflect the style of the adjacent house. Render to the dormers is consistent with the areas of render on the neighbouring house.

The side elevation of the bungalow extension will be prominent when driving along Stapleton Lane from the Ashby Road direction. As such we have included windows to that elevation to provide active frontage and so that the owners of the property can take advantage of the views over the adjacent fields.



STREET VIEW - NOT TO SCALE



To the rear we are proposing a balcony overlooking the adjacent fields. A 1.8m high timber fence with planting is proposed to the East side of the balcony to prevent overlooking of the neighbouring garden.



Mr and Mrs Poulter understand that the view to the West will be blocked if the SUE is approved but they also understand that the SUE has not been approved yet and if it is it will be many years before the development is complete. As such they hope to make the best of the view and the sunset over the next few years with large windows and a balcony facing West. The adjacent road, leading to Little Fields Farm and the ditch to the opposite side mean that the proposed extension will have minimal impact on the layout of the proposed SUE due to overlooking constraints.