

Design and Access Statement & Planning Statement

Proposed extension to the existing dwelling at 36 Station Road,
Stoke Golding

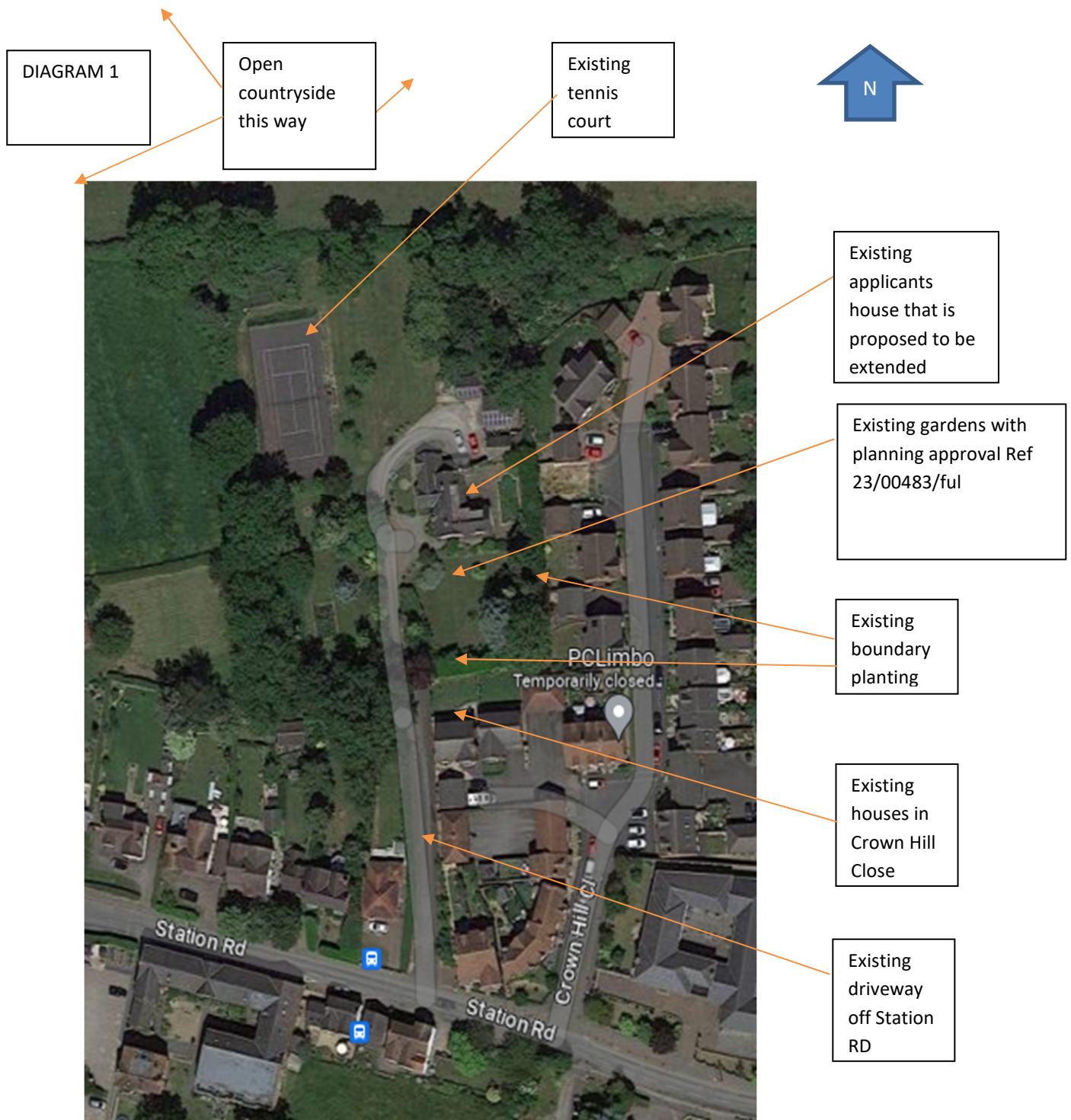
1.0 INTRODUCTION

This statement is in support of the householder planning application made by Hayward Architects on behalf of our client for a proposed extension of an existing dwelling at 36 Station RD, Stoke Golding (see site location plan drawing 23-23-01)

Part of the grounds of the existing house has been subject to a recent application for a new build 5 bedroom house ref 23/00483/FUL which was approved on the 20th July 2023

2.0 CONTEXT

The existing house that it is proposed to be extended is located in the village of Stoke Golding and is accessed from a driveway off Station Rd and located behind the residential cul de sac of Crown Hill (see site location plan and Diagram 1 below and drawing 23-23-01)



The existing house (that is proposed to be extended) has mature planting to the south and east boundary which in turn backs onto the rear gardens of neighbouring houses. To the north of the house are further garden areas which contain lawn areas planted with trees and shrubs and a tennis court. To the north and west of the existing gardens is open countryside made up of farmland

3.0 Reason for wanting to extend the existing house

The owner and occupant of the present house wishes to expand and modernise the existing accommodation, by providing additional living space and to reorganise some of the existing internal space

4.0 Layout

The proposed layout of the proposed extension has been driven by several factors:

- 1 New accommodation has been provided on both floors to provide a greater improvement to the existing houses internal layout on both of its existing floors
- 2 The main extension of the house has been added to a side of the house (to the west side) that at present is mostly clear of existing objects particularly mature vegetation/trees see drawings 23-23-02 and 23-23-30.
- 3 The west side of the existing house also provides convenient internal access points on the ground and first floor levels into which the extra accommodation can be planned into see drawing 23-23-31
- 4 The west side of the house is further away from the existing house garden boundaries most particularly the boundary to the east which adjoins an existing cul de sac of housing and the south where a new house is proposed (see our earlier application ref 23/00483/FUL and drawing 23-23-40, drawing 23-23-40 shows the proposed 5 bed house to the south of the existing house) helping to reduce any overlooking potential.
- 5 The west side extension position also provides a convenient location for car access from the existing drive into the new garage accommodation as well, see drawing 23-23-30 and 23-23-40
- 6 To the northside of the existing house a much smaller extension is proposed to provide more dining and kitchen space, but its visual impact is reduced due to it being restricted to ground floor only and being flat roofed.
- 7 The new extension layout will also move all of the existing driveway parking to the south of the existing house (see drawing 23-23-30) and the existing driveway space to the north side of the house will be turned over to patio and garden area which will be more fitting with the aspect of open countryside to be found on this side of the property (north side). This new external patio and garden space will be reflected by the provision of large bi folding glazed doors to this side of the house (see drawing 23-23-30 and 31 providing views out on to this area.

5.0 Scale

The scheme is intended to reflect the immediate surrounding visual scale with the following features (see drawing 23-23-31)

- 1 The overall height of the extension does not exceed that of the existing house which is achieved using low eaves pitched roofs and dormers in a similar manner to the existing house.

2 The garage part of the extension has been set at a lower ground floor level to allow for the roof over it to be set lower than the main roof of the adjoining part of the extension helping to further reduce the overall massing (see drawing 23-23-31)

3 The kitchen/Dinning extension roof flat roof again helping to reduce the overall scale and massing of the scheme

6.0 Appearance

The scheme is designed with several features intended to improve its appearance and relate it to the immediate context (see also elevations drawings 23-23-31):

1 The use of similar materials to that which are used on the clients existing house such as white render, matching roof tiles.

2 The front façade of the extension contains eyebrow roof dormer features which are distinctive features of the existing house.

3 The incorporation of a traditional chimney feature helps to give the new extension a more traditional appearance relevant to the architectural context of the rural village.

4 The use of warm materials such as oak for the entrance canopy gives a rural feel to the scheme and again helps relate it to the traditional architecture of the village context.

5 Pitched roof dormers to the northern façade of the extension also gives it a more traditional appearance see drawing 23-23-31

7.0 Landscaping

The scheme aims to retain as much of the existing landscaping as possible by avoiding areas of the garden with mature planting.

8.0 Access

The vehicular, pedestrian access to the existing house will be retained as it is presently via the existing driveway off Station RD see site plan 23-23-30 and 40

