**PLANNING STATEMENT for**

**A FULL PLANNING APPLICATION at**

**41 SUMMERLEAZE**

**WILTSHIRE**

**TROWBRIDGE**

**BA14 9HY**

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| **Date** | 04/11/2022 |

# 1. Introduction

1.1 iPlans has been instructed by Katarzyna Kuchnicka to submit a full planning application for a two-storey side rear extension to create a 2-bedroom dwellinghouse.

1.2 This Planning Statement has been prepared to accompany and support this application.

# 2. Site Location & Description

2.1 The site at 41 Summerleaze, Wiltshire, Trowbridge, BA14 9HY accommodates an end terrace property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.





2.3 As you can see from the above photographs, the property is brick, and the fenestrations are uPVC.

# 3. The Proposal

3.1 This full planning application is for a two-storey side rear extension to create a 2-bedroom dwellinghouse.

3.2 The proposed ground floor element will infill the space to the front of the existing side structure. It will align with the front building line of the main dwellinghouse. There will be a window and door to the front elevation and a bi-folding door to the rear elevation. The first floor will align with the first-floor front building line and will align with the rear building line of the structure below. There will be a window to the front and a window to the rear elevation. There will be a window to the side elevation. This will be obscured glazed and non-opening below 1700mm. The main roof will match that of the existing roof in terms of design and height. The section that projects beyond the rear will have a hipped roof with a much lower ridge height. The proposal is to create a separate 2-bedroom dwellinghouse. It will have its own garden area (see proposed floor plan).

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Summerleaze without affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

# 4. Relevant Planning Policy

4.1 The Core Strategy, Householder Design Guide and Local Transport Plan has been consulted as part of this planning application.

4.2 Policy 45 of the Core Strategy is with regards to meeting Wiltshire's housing needs. It states that new housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

4.3 Policy 57 of the Core Strategy states that a high standard of design is required in all new development including extensions, alterations and change of use of existing buildings. They need to have regards to the compatibility of adjoining buildings and users, the impact on the amenities of existing occupants and ensure that appropriate levels of amenity are achievable.

4.4 In the Householder Design Guide, with regards to side extensions, it states that in order to reduce the impact of two storey or first floor side extensions, there should usually be a gap of at least 1m between the flank walls of properties at first floor level and a minimum gap of 1m between the boundary and the extension at first floor level. A larger gap maybe required if the adjoining property would in any way be demonstrably harmed or where the gap between properties forms an important part of the character of the area. Where possible an existing direct access to a rear garden should be retained. Extending exactly in line with the existing building can draw attention to the differences between new and weathered bricks/stonework, tiles and mortar joints. It is important to set back the extension at the roof ridge and where the new wall meets the existing. The wall set back should be at least 112mm – a brick dimension, bur often a more significant set-back will be beneficial.

4.5 Policy PS6 of the Local Transport Plan 2011-2026 is with regards to residential parking standards. It states that the provision of car parking associated with well designed new residential development will be determined in accordance with an approach which takes account of:

- dwelling size and
- the appropriate mix of parking types

Reduced residential parking requirements will be considered in the following circumstances:

- Where there are significant urban design or heritage issues
- Where parking demand is likely to be low
- Where any parking overspill can be controlled

4.6 Table 7.1 in the Local Transport Plan 2011-2026 shows the minimum residential parking standards

| Bedrooms | Minimum spaces |
|---|---|
| 1 | 1 space |
| 2 to 3 | 2 spaces |
| 4+ | 3 spaces |
| Visitor parking | 0.2 spaces per dwelling (unallocated) |

# 5. Conclusion

5.1 The proposal is for a two-storey side rear extension to create a 2-bedroom dwellinghouse.

5.2 The proposed two storey side extension will follow the same roof design and height as the group of terraces thus preserving the character and appearance of these terraces. Proposal requires set back to appear subordinate, but this is an end terrace thus having no set back from the front wall, will protect the appearance of the terraces by providing a continuous appearance. Although it will be built to boundary, the neighbouring property is set away from the boundary thus it will not create a terracing effect. This property is on higher ground than the neighbouring property, but it will not appear overbearing or create a sense of enclosure. There will be a side window at first floor, but this will not result in overlooking or loss of privacy as this will be obscure glazed and non-opening below 1700mm.

5.3 The proposal will project beyond the rear building line but it will not affect daylight to the nearest bedroom window in the main dwellinghouse.

5.4 The proposed extension is in association with the creation of a 2-bedroom dwellinghouse. The proposed new dwelling will have its own separate garden space and the current dwellinghouse will have its own garden area too. The bedrooms are of a sufficient size that meets national standards. The proposal will not have significant impact to neighbouring properties in terms of increase traffic and noise.

5.5 The proposal can provide 2 parking spaces for the new build and 2 spaces for the current dwellinghouse. The site is within walking distance to Westfield Road where there is access to bus stops. It is also within walking distance of Frome Road where are shops and more bus stops.

5.6 The other end terrace (47 Summerleaze) had in the past, approval for a two-storey extension (W/88/02205/FUL). In 2016, it was granted approval for the conversion of a 2 bed dwelling to one bed units (16/07691/FUL).

5.7 The proposed materials will be of the same material as that of the dwellinghouse.

5.8 I therefore would hope you consider this application for approval.