PLANNING STATEMENT for

A HOUSEHOLDER PLANNING APPLICATION at

LEIGHOLME

LEIGH ROAD

BRADFORD-ON-AVON

BA15 2RQ

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1. Introduction

1.1 iPlans has been instructed by Nicholas Compton to submit a householder planning application for a single storey front infill extension, a single storey rear extension and alteration to the main dwellinghouse.

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

2. Site Location & Description

2.1 The site is Leigholme, Leigh Road, Bradford-on-Avon, BA15 2RQ.

2.2 The site is located within the green belt.

2.3 The property is brick, and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a single storey front infill extension, a single storey rear extension and alteration to the main dwellinghouse.

3.2 The proposed front extension will infill the space to the front. It will not surpass the existing front building lines. It will have a flat roof with 2x roof window. There will be a double door and 4x window to the front elevation.

3.3 The rear extension will measure 8000mm deep on the right side and 5349mm deep on the left side. It will measure 18243mm wide. There will be a window to the right elevation, 4x window and bi-folding door to the rear elevation and 2x window and single door on the left elevation. It will have a flat roof with a roof widow. The flat roof will have a height of 2830mm. There will be a roof overhand of 500mm.

3.4 In terms of the alteration to the main dwellinghouse. It is proposed to remove the rear gable end. This area will have the same flat roof as the proposed extension.

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

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

3.7 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 and Householder Design Guide has been consulted as part of this planning application.

4.2 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.

4.3 In the Householder Design Guide, the general guideline for extensions is that they should not dominate the existing building in terms of the bulk or volume of the extension. This consideration will be paramount if the building is listed or is in a conservation area. The approach should be that the extension is designed as an addition, rather than a duplicate or an enlargement. Extension should fit into the general street scene as a whole. You need to take account of the group value and established form of development along street and use designs and materials which compliments the character and design of existing and neighbouring houses.

5. Conclusion

5.1 The proposal is for a single storey front infill extension, a single storey rear extension and alteration to the main dwellinghouse.

5.2 The proposed front infill extension will not surpass the existing front building line. It will be of scale that will not appear dominant in the street scene.

5.3 The rear extension will square off the property. The proposal will not have significant impact to the amenity level of the caravan site.

5.4 The proposal will not have significant impact to the openness of the greenbelt.

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