Wright Planning Services

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PLANNING, DESIGN AND HERITAGE STATEMENT (Preliminary)

APPLICATION ADDRESS

27 Waylands, Cricklade, Wilts SN6 6BT

DESCRIPTION OF APPLICATION
The application is for the retrospective approval of a single storey rear extension and the change in finishing materials to limited elements to the front and rear elevations.

Site Description
The site is at the end of the Waylands cul-de sac and backs on to Prior Park Preparatory School.
The particular development is generally of 1970-80 ‘s suburban houses and the application house is shown below



27 WAYLANDS – FRONT ELEVATION

It lies within the Cricklade Conservation Area and is adjacent to the line of the old Cricklade Town Wall
The site is shown on the application drawing 9-23 Sheet 1 and the Appendix A of this Statement which shows it in relation to the old Cricklade Town Wall.

Planning History

N/06/00196/FUL
Site Address
27 Waylands, Cricklade, Swindon, SN6 6BT
Proposal
Erection of First Floor Extension Above Existing Garage

19/09480/TCA
Site Address
27 Waylands Cricklade Swindon Wiltshire SN6 6BT
Proposal
Reduce Sycamore Back to Previous Pruning Points, 2 Mtre Reduction to Mixed Species Hedge

N/10/03339/TCA
Site Address
27 WAYLANDS, CRICKLADE, SN6 6BT
Proposal
Tree Surgery to Sycamore Tree

N/11/00460/DDD
Site Address
27 Waylands, Cricklade, Swindon, Wiltshire, SN6 6BT
Proposal
Fell One Ash Tree

There have also been five Building Regulations applications in the form of Initial Notices and competent person certifications.

The Proposal in Context with Planning Policies

The property is freehold in the ownership of the applicants and the proposal is relevant to local policies as it lies within the Conservation Area and a site of a Historic Monument – Cricklade Town Wall.

The applicants were informed that the PD rights for the dwelling were intact but I cannot confirm this formally at this stage. Moreover, due to its location the need for Planning permission for the rear single storey extension and change in finishes seems apparent. The applicants wish to avoid all doubt regarding this and hence the application is submitted, albeit regrettably retrospective.

Design Principles and Creating the Design Solution for the proposed dwelling
There was no change in the material design of the building.

The existing side and rear extension was granted Planning Permission in 2006. No documents are available on the public portal of the Wiltshire Council website. Planning Case references are included for clarity on the application drawings.

The current front elevation showing this extension is shown above on the Site Description section.
The previous front elevation is shown below.
The only change to the front elevation entailed the removal of the hanging tiles below the first floor windows and the addition of polyurethane thermal insulation batts (Celotex) which has then been rendered with a Chalk colour “K Rend”. This work was to improve

the thermal performance of the front wall which was sub-standard, especially when allied to the large glazed area.



FRONT ELEVATION BEFORE RENDERED PANEL MODIFICATION



FLANK ELEVATION FROM OPEN GROUND TO THE EAST

There is no visible change apart from the roof of the single storey extension which replaced the conservatory



PREVIOUS REAR ELEVATION

The conservatory was demolished and replaced with a single storey rear extension as shown on the picture below.

The small extension to the right was modified to make it suitable for use as a TV room. The patio door opening was infilled partly to leave space for a fanlight window as shown below. Due to the brick mismatch of the infilled opening the limited area of remaining brick work to the rear was rendered to match the front elevation.
The tiled section of wall above the extension flat roof was modified exactly the same as that to the front. This work was also to improve the thermal performance of the front wall which was sub-standard, especially when allied to the large glazed area.



CURRENT REAR ELEVATION

The new extension replacing the conservatory in 2021 was constructed of facing bricks to match the dwelling and the roof to the existing extension on the right was removed and a new thermally efficient flat roof was added over the whole and finished with a high performance mineral felt and white PVC eaves/fascias to create a well balanced design which sits well with the host dwelling. There are no drawings of this extension.

Identifying the Access Principles

There is no change in the dwelling access.
Pedestrian access to the front is from the Waylands footpath.
Vehicular access to the front driveway parking for the occupiers is from Waylands and there is no change to this.

Creating the Access Solution

As there is no change in the dwelling access there will be no deleterious effect on the access for emergency services or for escape in the case of fire.
The access arrangement for the building remains unchanged and satisfactory.

Summary

The applicants regret that the planning application is retrospective but at the time of building they were assured that the extension and other works were Permitted Development. Given that the planning work carried out for this application would have been needed for a Certificate of Lawful Development or pre-planning advice etc. they are comfortable in going down the Householder Planning application route to cover all issues in one stage.

It can be seen that the work is not contentious or overbearing on the street scene or any view from the Conservation Area or HE area or overbearing on any neighbour so it is hoped, for such good reasons, that the application will seamlessly proceed through to approval.

The above statement satisfies the requirements for good design in the planning and execution of the proposed works.

Statement prepared by;

Steve Wright – Agent for application.

Enc. Appendix “A”