Batterham Smith
ARCHITECTS

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10 EASTRIP LANE COLERNE, SN14 8AX

Application for erection of 2 no. (screened) windows to first floor South Elevation (retrospective).

Planning, Design & Access Statement

1. Background to the application

This application is seeking to apply retrospectively for the erection of two first floor side (screened) windows with clear glazing to the South elevation of the property.

2. Planning context

The applicant's site is located on Eastrip Lane, Colerne. The site falls outside the Colerne Conservation Area but is situated within the AONB. It benefits from a significant sized plot with a sloping rear garden.
Approval was granted in September 2017 for the transformation of the building with the addition of a new first floor living space with ground floor link to connect to an existing garage' (ref: 17/06607/FUL). This work was completed by the previous owners and has been admired for its contemporary and energy efficient re-imagining of an existing building.
The recent new owners and applicants are making some further improvements to ensure that the house suits themselves and their children.

3. Planning Advice

These works (which are ongoing at the time of application) have been inspected by Wiltshire Council's planning and enforcement officer, Daniel Tyrrell and following discussions, he has confirmed that there is one element of the works that requires planning approval and regularisation. The first floor screened / angled windows. The envelope of these has now been constructed, although at the time of application, the windows themselves have not yet been installed.

Daniel Tyrrell has suggested that the addition of these first floor windows would be acceptable under permitted development rules if obscure glazing were to be installed. We have confirmed that that the windows are to be non-opening but the preference is for clear glazing.
This application seeks to prove that if clear glass is installed in these windows, there would be a passive solar gain advantage, there is no detriment to privacy, in addition to windows that are in-keeping with the high quality contemporary design.

Due to the fact that windows have been ordered with clear glazing we have deemed the application to be retrospective in nature.

4. Design

Low energy and Passive Solar Principles
This energy efficient retrofit house is designed with a well-insulated first floor timber frame. However the orientation of the house is not beneficial to classic solar passive design principles.
Windows to the first floor living space are inset and face in an East – southeast direction limiting sunlight penetration to early morning only.
Sunlight is then lost from the living space for the rest of the day.
By locating new angled side windows to the South living room wall with clear glass inset to the West face, we are able to bring sunlight into the living room at the end of the day. This will not only wash the back wall of the living room with attractive soft sunlight, but will also provide late afternoon, advantageous passive solar gain to the well-insulated house.

Integrated design and materials
These windows are designed to integrate seamlessly into the building using the existing natural weathered timber cladding and windows matching the existing. The windows are detailed such that the existing timber wall panels are folded outwards with glass inserted into the newly formed slots. The existing wall and side panels to the new windows are therefore continuous providing screening for overlooking towards the neighbours and the glazing is discrete. The cedar cladding is designed to weather naturally to a silver grey colour with a grey membrane roof covering which is hardly seen.

Privacy and Amenity
The sites on this section of Eastrip Lane are long and narrow with generous back gardens and magnificent views across the valley. It is therefore acknowledged that the principle private amenity space is at the back of these properties.

In comparison there is currently no (or very limited) privacy to the front of the houses on this part of the Lane and as a result these areas are used for non-private amenity activities such as driveways, garages and parking. This is compounded by the topography as the entrances of both No. 9 & 10 are set some 3.75m (a storey) below Eastrip Lane, which means that both driveways and front gardens are significantly overlooked both from the public Lane and to a lesser extent by existing windows.



View from Eastrip Lane towards no. 9 & 10 showing open (non-private) nature of front driveways / gardens

The two new angled windows are located at first floor on the South of the house with the glazing facing West towards the Lane. The South wall into which they are set is some 2m back from the boundary.

They do not allow for any views of the rear garden and thus the existing private amenity space of the neighbouring property at No. 9 is not affected.

Being set back from the boundary and carefully angled, the timber clad wall of the new windows provides very good screening to the side wall of the house at no. 9, however there is a partial view of a section of their front driveway and garage. This is illustrated below. We note that due to the ground sloping up towards the Lane, the views out from the windows are limited.

In addition we note that although a small section of the front driveway and garage adjacent to the roadside are visible, these are areas that are already visible both from existing windows and more crucially from the public realm / Lane and as a result are already acknowledged to be used for non-private purposes.
As a result we do not believe that the inclusion of clear glass in these windows will contribute to any loss of privacy or amenity to the neighbouring property and the neighbour will not suffer any detriment as a result of this proposal.



View 1 – Window 1 (closer to Lane)



View 2 – Window 2 (closer to rear)

5. Summary

This proposal, to add two first floor / screened windows with clear glass to match a contemporary design at no. 10 Eastrip Lane for new owners at the property, we believe is appropriate and will add to the character and enjoyment of the property.

The design has carefully considered the potential effect on the adjoining neighbour and feels that with the careful side screening proposed, set back from the boundary and angled glass, overlooking is minimised. In addition due to the existing topography and current overlooking of front driveway areas from the public realm, the neighbour's amenity will not be adversely affected by the proposal and in addition there is no effect on the private amenity to the rear of the property.

The quality both of design and materials will be high and overall will contribute to the architectural quality and diversity of Eastrip Lane.

We very much hope that you are able to support the application.

Ben Smith
On behalf of Batterham Smith **Architects**