Foreword

Both properties remain under the ownership of the applicant. This application considers only the proposed works to Number 75.

Introduction

The application seeks a single storey rear extension projecting 4 meters from the existing rear wall of the dwelling, in conjunction with the proposition of two dormers at first floor level. The application is in response to the following matters;

Spatial betterment/detrimental living conditions

- At current the kitchen is wholly inadequate to serve a dwelling and its occupants**. Head height in some places drops below 1.8 meters.** The floor plan is also highly restrictive and inadequate.
- Stairs are non-compliant and by some considerable way. The occupant of the dwelling has limited mobility and as a result it is a struggle to access accommodation at the first floor.

Energy/Thermal Performance

- As a result of both age and construction method, the rear lean-to extension provides a poor level of energy performance. The thermal line to both wall and floor of the existing extension remains absent. There have been instances where heating has been required in order to keep the fridge running. Given the restrictive floor area and the matter above, a retrofit in this instance would not be feasible to undertook.

As part of the application the existing single storey lean too would seek demolition.

The application should be read in conjunction of the following drawings;

2023-33-ED - 1000 – SITE LOCATION PLAN
2023-33-ED - 1001 – BLOCK PLAN
2023-33-ED - 2001 – EXISTING FLOOR PLANS AND EXISTING ELEVATIONS
2023-33-ED - 2002 – PROPOSED GROUND, FIRST FLOOR AND ROOF PLAN
2023-33-ED - 3001 – PROPOSED ELEVATIONS
2023-33-ED - 4001 – PROPOSED SECTIONS and 3D View

Alongside supporting documentation by relevant consultants and others.

Site Overview

The application site exists as a part of terraced dwellings, with the dwelling falling on the boundary of the Westbury conservation area. The amenity associated with the dwelling falls within the conservation area. As a result, the application has been produced as if the entire application site was within the designation.

Usage

In order to achieve both the spatial betterment and increased thermal performance, the existing lean too would seek demolition, alongside part of the existing roof construction. In order to provide address the inadequate head height at ground floor of 1.8 meters or less in places, the intermediate floor at the top of the existing stairs would be increased. It should be noted that there is a step up from the existing landing up to the bedroom at first floor as existing. The proposal of dormers would mitigate this increase at ground floor, whilst also providing adequate head height at the landing level. Given the increase the existing step/difference between first floors would be reduced.

The single storey extension provides additional ground floor area to enable a spatial betterment and as a result of the inclusion of a complaint stair for the occupant to access accommodation at first floor. As part of the application the existing rear access shall be upheld. The premise of the application is to provide a spatial betterment to a restrictive floor plan given the age of the dwelling and the demands of contemporary living.

The existing single storey lean too conservatory is not only in a poor condition, but also lacking in thermal performance. Considering the border of the conservation area to the rear of the existing dwelling, the existing lean too is of poor design.

Scale and Amount

Roof/Dormer

The inclusion of the dormers has been proposed to mirror the existing arrangement on number 77. As a result, an additional 1sqm of internal floor area has been provided. The inclusion of the dormers not only provides sufficient head height whilst using the stair, but also provides a spatial betterment to the space at first floor. Albeit this could not be considered a bedroom, as it is not an enclosed space, and also falls short of space standards for a rooming of this nature.

Extension

Whilst the extension proposes an additional gross internal floor area of 13sqm. In regards to the proposed scale of the rear extension, the proposal would be in line with what could be achievable under General Permitted Development rights, where by;

- The proposed development would not exceed an existing building line of any elevation which fronts a highway.
- The extension beyond the rear wall of the existing dwelling would not exceed 4 meters.
- When measured from external ground levels, the top of the roof construction would not exceed 3 meters.
- The proposed extension would not be within 7 meters of the rear boundary wall of the curtilage.
- Not exceed 4 meters in height.
- Not exceed the existing width of the dwelling.

As a result, the scale of the proposed extension has deemed as being propionate not only to the existing dwelling, but also what could have been achieved under permitted development rights could these have been exercised.

Appearance

The extension proposes a simple and sympathetic material pallet of through colour render, complete with a brick plinth and coping to the top of the parapet formed. The dormers have been designed in refenced to number 77, where by windows are supported by a hipped roofscape. A roof tile able to be laid at a low pitch would be used to match the existing.

Relevant Criteria

The application has been considered with the following policies, material to the application;

NPPF;
Sections 2, 4, 11, 12, 14 AND 16 of the NPPF.

Core Policies (Wiltshire Core Strategy Adopted 2015);
CP41 – Sustainable Construction and low carbon energy
CP57 – Design
CP58 – Conservation of the Historic Environment

Access

Existing access is to be upheld.

Landscaping

Existing boundary treatments are to be retained as required. Areas providing amenity for the respective dwellings are to be set to hard landscaping.

Summary

The application seeks to address the detrimental living conditions presented by the restrictive existing floor plan, whilst also addressing the poor thermal performance and design of the existing lean too extension. The inclusion of a compliant stair seeks to aid the occupant, with limited mobility, to be able to reach and use the accommodation at first floor. To facilitate this, the inclusion of the dormers is a requirement. The dormers have however have been influenced heavily be the roofscape and window configuration that exist to number 77. In regards to the scale, mass and amount of the proposed extension, this has been considered in relation to what could have been achievable under permitted development rights, could these have been exercised.

END