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DESIGN & ACCESS/PLANNING JUSTIFICATION STATEMENT

Property Address

32 Richmond Court
Ashton Keynes
Swindon
SN6 6PP

Proposed Development

Single-storey lean-to extension to rear of the
property – extension of previous addition

Document Reference

26-002-DAS

1.0 Introduction

This justification statement has been prepared by A.L Associate Surveyors Ltd, on behalf of the Applicants, Mr & Mrs S Harris, to support a 'Householder Planning and Conservation Area Consent' application at 32 Richmond Court, Ashton Keynes.

This statement should be read with reference to the accompanying submission documents, which include:

- Floor plans, cross sections and elevations as existing (26-002-01)
- Floor plans, cross sections and elevations as proposed (26-002-06)

2.0 Site Location and Setting

The subject property is known as 32 Richmond Court, a moderately sized, detached residential property, with accommodation laid out over two storeys.

The property forms part of a small residential estate, accessed off 'Back Lane, which forms the northern edge of the village of Ashton Keynes.

The primary elevation faces west. The property is set back from the highway, with a large, open frontage, which is predominantly laid to lawn. To the north of the property is a pedestrian access way, which leads through to an enclosed, private garden, at the rear.

The site is located within the Ashton Keynes Conservation Area. Part of the estate lies within a 'Flood Zone 2', though the subject property sites just outside of the flood zone boundary



3.0 Property Description

32 Richmond Court is a two-storey detached property, dating from the late 1970's. Construction comprises masonry cavity walls, the lower parts of which are faced with artificial stone. The upper parts of the external walls are finished with vertical (plain concrete) tile cladding. Roofs are overlaid with interlocking concrete tiles. Peripheral detailing includes uPVC windows and doors and uPVC rainwater goods.

The property has been subject to a number of extensions and alterations. A first-floor extension was added above the existing garage, to provide what is now the master bedroom and en-suite. At the rear, a single-storey flat roofed extension was added behind the garage and a small lean-to infill was added at the rear of the kitchen.



1. Front elevation



2. Rear elevation

4.0 Development & Planning History

The exact date of construction is not known, though we believe the house was built in the mid-to-late 1970's. The building was then extended in 1989, under planning reference N/89/01945/FUL. We assume this approval relates to the single-storey flat-roofed extension.

A first-floor extension was added over the garage in 1998, forming what is now the master bedroom and en-suite. This extension was approved under reference N/98/01668/FUL.

Despite referring to the Local Authority Planning Register, we have been unable to find any detailed records relating to the lean-to kitchen extension.

5.0 Proposals:

This application is for Householder Planning and Conservation Area consent, relating to the addition of a further extension to the rear of the building. The proposed new extension replicates the previous lean-to addition and is intended to create a larger and more open-plan kitchen/dining/family space.

The proposed new extension will follow the wall lines and the roof profile of the previous lean-to addition. This will necessitate a small amount of demolition to the existing rear and gable wall. It will also involve stripping and re-laying the existing lean-to roof. The proposal seeks to utilise materials which will match those present on the existing house and subsequent additions.

6.0 Amount of Development

The existing building has a gross internal area of 177m², arranged over two storeys. All of the internal accommodation is currently used as residential floor space.

The proposed extension will create an additional 8.5m² of internal accommodation, resulting in a total of 185.5m². The proposals are considered modest and can easily be accommodated when considering the overall size of the site.

7.0 Layout

The proposed extension will not have a significant impact on the general layout of the site. The extension follows the lines and profiles of the existing building and will not have any impact on any adjoining properties or the wider area.

8.0 Scale

The proposed extension is of a size and scale which respects the original house and its various subsequent historic additions.

9.0 Appearance & Construction

By following the existing building lines and profiles, the proposed extension will have minimal impact on the appearance of the building. By sticking with materials which match those used within the original construction and subsequent developments, the proposed extension will remain in-keeping with the host dwelling.

10.0 Landscape

The proposed extension will result in very minor changes to the external landscaping. Part of the existing lawn will be removed and the patio extended, to suit the revised layout and in particular the positions of the proposed bi-fold and French doors. None of the work will affect the nature or appearance of the wider area.

11.0 Access

Access to the property will remain unchanged.

12.0 Conclusion and Justification for Development

The proposed extension is extremely modest, in terms of additional footprint. By following the existing wall and roof lines and by utilising materials which match those used on the host dwelling, there will be no detrimental impact on the host dwelling or those other properties immediately adjacent.

The style, nature and location of the extension will have negligible impact on the wider Conservation Area.

The proposed extension matches the general form and function of previous historic developments and is therefore considered to be fully in-keeping with the existing building and the wider area.