

Design Statement

84 The Green Great Cheverell Devizes SN10 5UY

Background

84 The Green is a detached two storey property, with a single storey attached outhouse to the north east of the property, the property is finished in facing brick, with a tiled gable end pitched roof over the two storey main property and a tiled lean-to roof over the single storey outhouse. Adjacent properties are number 78 to the south east, 82 to the south east/south west and number 86 to the north west, to the north east there is a stream and open fields. As the property has no principal elevation from a highway, the front has been designated as the south east as the front entrance door is located here. The south west gable end of the property is partially visible from The Green, however the property is set back approximately 18m from the public highway and accessed from The Green via a long private driveway, other views of the property are hidden from public highways. The property is set within a rural/countryside location.

As mentioned above there is a stream to the north east end of the application site, referring to the Flood Map For Panning attached to the Flood Risk section of this document the property would appear to be within Flood Zone 1 and the stream within Flood Zones 2 and 3. Refer to Flood Risk Assessment section of this document below.

Proposals

This application seeks planning permission for the following:-

Removal of existing attached outbuilding.

Proposed single storey front/side extension.

Proposed oak framed open porch.

Proposed garden room.

Design

Proposed single storey front/side extension.

It is proposed to remove the existing single storey attached outhouse to the north east. A single storey front/side extension is proposed, partially replacing the existing outhouse footprint. The proposed single storey extension will project 4.34m from the north east gable end wall of the existing, 2.7m from the south east front wall of the existing and 0.965m from the boundary with number 86, at the narrowest point, increasing to 1.87m as the boundary steps out towards number 86, the overall height of the will be approx. 2.8m above highest ground level in the area of the proposed. The proposed extension will be finished in dark stained horizontal timber cladding with facing brick matching the existing below, which is considered suitable for a rural location and gives distinction between new and original. To avoid an over complicated roof and also to reduce and minimise bulk of the extension it is proposed to simplify the roof design with a flat roof, this will also enable more of the built form of the existing property to be visible.

Proposed oak framed open porch.

At present a small canopy exists over the front entrance door, this is to be removed and replaced with a oak framed open porch, projecting 0.9m from the south east front wall of the existing, with a tiled lean-to roof over, with an overall height of approx 3.1m where the proposed lean-to roof abuts the wall of the existing.

Proposed garden room

(To be read in conjunction with Applicant Supporting Statement On Behalf Of Kyle Miles - Garden Room)

The proposed garden room will be located in the south east corner of the site, approx. 2m from the south east boundary with number 78 at the narrowest point and approx. 1.5m from the south west boundary with number 82 again at the narrowest point. The overall height of the proposed garden room will be 2.49m and will be finished in stained vertical timber cladding. As with the proposed extension to the main property, to reduce and minimise bulk the proposed will have a flat roof over. The purpose of the garden room is to provide a sensory and day room for the benefit of Mr Miles as described in the applicant's supporting statement.

Impact on neighbouring properties

Due to distances that the proposals will be from any of the neighbouring properties, together with the single storey nature and low level roof designs, it is considered that the proposals will have an acceptable impact on neighbouring properties and will have no great detrimental effect upon the amenities of the occupants and will not have a materially harmful or overbearing impact.

Impact on the street scene

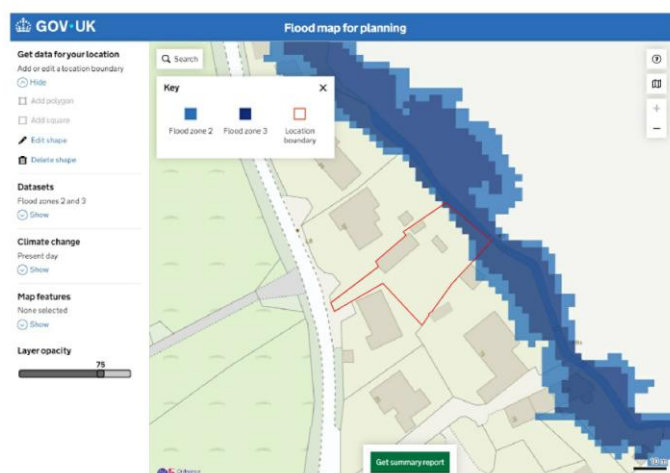
There will be limited views of the proposals from the public highway, for similar reasons as stated above and distances of the proposed from the highway. it is therefore considered that the proposals will be subordinate addition to the existing property respecting the existing built form and that the proposals will not harm the character of the area or street scene.

Impact on the existing property and surrounding area

The proposals will be subordinate additions, the extension will preserve and respect the built form of the existing and will therefore have no detrimental effect upon the character of the existing property or due to limited views the surrounding area.

Flood Risk Assessment.

The application site would appear to be within Flood Zone 1 and the stream to the north east within Flood Zones 2 and 3 (See Flood Map For Planning below). The garden slopes down towards the stream and the proposed extension will be approx. 13.5m from the stream and the proposed garden room approx. 25.5m and floor levels will be in the region of 1m above the water level. Flood Zone 1, where the proposals are located does not require any flood mitigation measures, however the proposed extension and garden room will have a concrete floor slab matching the level of the existing property.



Ecology

Having completed Wiltshire Council online ecological information questionnaire, it would appear that this application does not need to be supported by ecological information.

Conclusion

It is considered that the proposals, will have an acceptable level of impact on neighbouring properties in terms of light, outlook and privacy, and will not be detrimental to the character and appearance of the existing property or the surrounding area, and therefore does not harm the character of the area.