

Planning Statement

Project Title: Extension and Alterations

Job Number: 26-002

Site Address: The Elms, Barnes Green, SN15 5AG

This statement has been prepared in support of an application for extensions and alterations to a small two-bedroom bungalow occupied by a growing family.

The existing property has a hipped roof and is arranged with a long narrow kitchen, dining and sitting room to the front, together with a bathroom and two bedrooms to the rear.

The existing floor area is approximately 53 sq m. This is well below the nationally described space standard for a two-bedroom, four-person dwelling, which indicates a minimum gross internal area of 70 sq m for a single-storey home.

The nationally described space standard also indicates that a double or twin bedroom should have a minimum floor area of 11.5 sq m and that a single bedroom should have a minimum floor area of 7.5 sq m. On this basis, the existing bedrooms are modest in size and the current accommodation no longer provides a satisfactory arrangement for the family's needs.

The house therefore no longer provides accommodation of a size or arrangement that reasonably meets the needs of the family living there, particularly as the two teenage boys are currently sharing one bedroom.

The property also includes an attached side outbuilding, which is currently used as a gym and extends the built footprint of the dwelling.

Taken together, the bungalow and attached outbuilding occupy a footprint of approximately 82 sq m.

Although the bungalow has relatively generous internal ceiling heights, the existing roof pitch and hipped form do not provide sufficient height within the attic to allow a practical roof conversion without alteration. Alternative approaches were considered, including constructing a full additional storey under a prior approval route. However, that would require substantially greater intervention to

the existing dwelling, would be more disruptive to the family during construction, and would make the project unaffordable within the available budget.

The Proposal

The proposal involves the demolition of the existing outbuilding and the construction of a side extension, together with associated roof alterations including a box dormer. The revised layout has been carefully planned to make the most efficient use of the available footprint while keeping the overall scale of the development as compact as possible. The proposed footprint would be approximately 120 sq m, compared with the existing combined footprint of approximately 82 sq m, representing an increase of around 46%.

The existing house would be used primarily as day-to-day living space, increasing the area available for a more comfortable kitchen, dining and family room, together with a separate snug or TV room.

The ground floor extension would provide a proper principal bedroom with en-suite facilities that meets modern expectations, together with a small utility room and an internal gym to replace the existing outbuilding gym. At first-floor level, the proposal would provide two equal-sized bedrooms for the children with a shower room between them. These bedrooms would exceed the minimum standard for a single-person room and would provide adequate space for a small double bed, wardrobe, desk and general storage. This arrangement would allow the dwelling to function as a suitable long-term family home without the need for a more disruptive and expensive form of development.

Design, Scale and Appearance

It is acknowledged that the extension is not fully subservient to the original bungalow in the way that is often sought for side additions. However, that approach has not been disregarded simply for visual effect. The form of the extension arises from the practical need to create usable family accommodation within a limited footprint and at a scale that remains achievable for the applicants. A more obviously subordinate form would materially reduce the usability of the new rooms. In this case, the design should be assessed not only against the principle of subservience, but also in terms of whether it results in a coherent, proportionate and functional addition to the dwelling.

The box dormer has been introduced because it is necessary to achieve usable headroom for the first-floor bedrooms within the roof. Without it, the upper-floor accommodation would not function properly. As part of the overall composition, the extension projects forward of the main house and an oak porch frame is proposed to provide a clear architectural feature to the front elevation. These

elements are intended to give the development a purposeful and balanced appearance rather than an awkward or piecemeal form.

Context and Impact on the Area

The surrounding area is not characterised by a single uniform house type or scale. Nearby properties vary in their size and form, and many are two-storey dwellings. Box dormers are also present within the wider area. In that context, the proposal would not appear isolated or wholly out of keeping with its surroundings. While the development introduces a more substantial built form than the existing bungalow, it reflects the varied character of neighbouring buildings and responds to an established pattern of domestic alteration and enlargement. The proposal should therefore be considered in its actual context rather than against an overly rigid expectation that all extensions must read as markedly subordinate additions.

The proposal has also been developed to improve the internal living conditions of the occupiers without giving rise to an unreasonable level of planning harm. The scheme reuses the side area currently occupied by the outbuilding, rationalises the internal layout, and provides accommodation that is appropriate for the family's present and future needs. The works represent a practical and proportionate response to the limitations of the existing bungalow, allowing the dwelling to continue to serve as a family home without the need for a more intensive redevelopment of the site.

Conclusion

In summary, the application seeks to address a genuine and pressing need for additional family accommodation within a small and constrained bungalow. The design has evolved from the practical limitations of the existing building, the need to keep the project affordable, and the objective of achieving a workable internal arrangement. Although the extension is not fully subservient, that fact alone should not weigh decisively against the proposal. The key issue is whether the development would appear acceptable in its context and provide a well-considered addition to the dwelling. Given the varied character of surrounding properties, the presence of larger two-storey buildings and dormer forms in the area, and the clear functional justification for the scheme, it is considered that the proposal is reasonable and should be supported.

Examples of Local Properties

