

STATEMENT

IN CONNECTION WITH REPLACEMENT OF CONSERVATORY WITH TWO STOREY EXTENSION TO PROVIDE ANCILLARY SPACE AND REPLACEMENT BEDROOM AT RIVERSIDE WEST, FLAMSTONE STREET, BISHOPSTONE, SALISBURY, WILTS SP5 4DD FOR MRS R COOMBES

The Application

The application seeks planning permission for replacement of conservatory with two storey extension, on the ground floor with ancillary facilities and first floor with replacement bedroom.

The Property

The property is the western element of semi-detached cottages located on the north side of Flamstone Street, close to its junction with The Alley and Bridge Road. The property also owns garage and lawn south of the Flamstone Street.

Reference to historical maps indicates that a cottage has been on this site since 1884. A two two-storey extension and the conservatory have been added to the property in 2002 and 2008

The accommodation provided is 3 bedrooms bathroom, sitting room dining/ kitchen, Wc and the conservatory

Some recent work has been carried out to relocate the staircase due to the present stairs being dangerous for the occupant

The property is within the Conservation Area but not listed although The Three Horseshoes to the North East is Listed, the proposal will have no impact on that building.

It will be noted that the although the Cottage is level with Flamstone Street it is cut into the ground on the North side to a depth of approximately 1200m

The Proposal

The proposed extension is located to the rear (north) side of the property, taking the footprint of the conservatory.

On the ground floor the conservatory super structure will be removed and the area will be reconfigured to for a Utility room giving a new access into the Wc which will now include a shower, and a boot room leading to the outside.

The North and West walls of the conservatory outline will be raised to new configuration with new access from the West side; this will be in rendered finish

On the first floor the sub structure will be timber frame to reduce weight with external finish in manmade cladding in muted colour.

The roofscape is guided by the 2002 extension with a slated pitched roof but with a flat roof link to join with the existing projecting roof .The flat roof will have rubber sheet finish with a roof light inserted

This will retain the 3 bedroom dwelling

Planning

Consideration has been given to the Wiltshire Core Strategy of 2015 particularly Core Policy 58 relating to Conservation Areas.

The 1884 plan indicates the area was an important part of the community with indication of a Smithy and would have been a busy area. Although it is not precise where the Smithy was located no evidence of it exists today. the only interest left in the property is the sitting room fireplace and possibly bread oven

The proposed extension located on the North side although out of general view is considered to have no adverse effect on the Conservation Area or the surrounding area and not detrimental to the enjoyment of adjacent properties.

Flood Risk

We remind ourselves that there is not 'extension' to the footprint of the dwelling, the Conservatory, which is slightly above the general floor area of the Kitchen, will not change, although designated for a different use .

A review of the Environment Agency Flood Risk maps shows that part of the site of Riverside West is Flood Zone 2. Projecting forward shows that the whole of the site is within Flood Zone 2

It will be noted by viewing Photograph 4 that the north side of the property is positioned close to a retaining wall supporting the field to the north; therefore by appropriate arrangement of steps it is conceivable that escape to Flood Zone 1 Area at the higher level is possible.

Conclusion

It is considered that the concept of the proposal is satisfactory following a solution of pitched roof combine with flat roof to achieve a satisfactory North Elevation.

The external cladding to the proposed first floor gives a contrast appropriate to a countryside location. The property is retained as a three bedroom property

The footprint of the property is already in a flood risk area, but access could be achieve to a Zone 1 location on the boundary of the property. Signing up to the Environment Agency early warning system would be prudent.

Attachments

A--- Historical map of 1884

B--- Possible colours for cladding vertical or horizontal

Photographs

1--- View from field of North Elevation

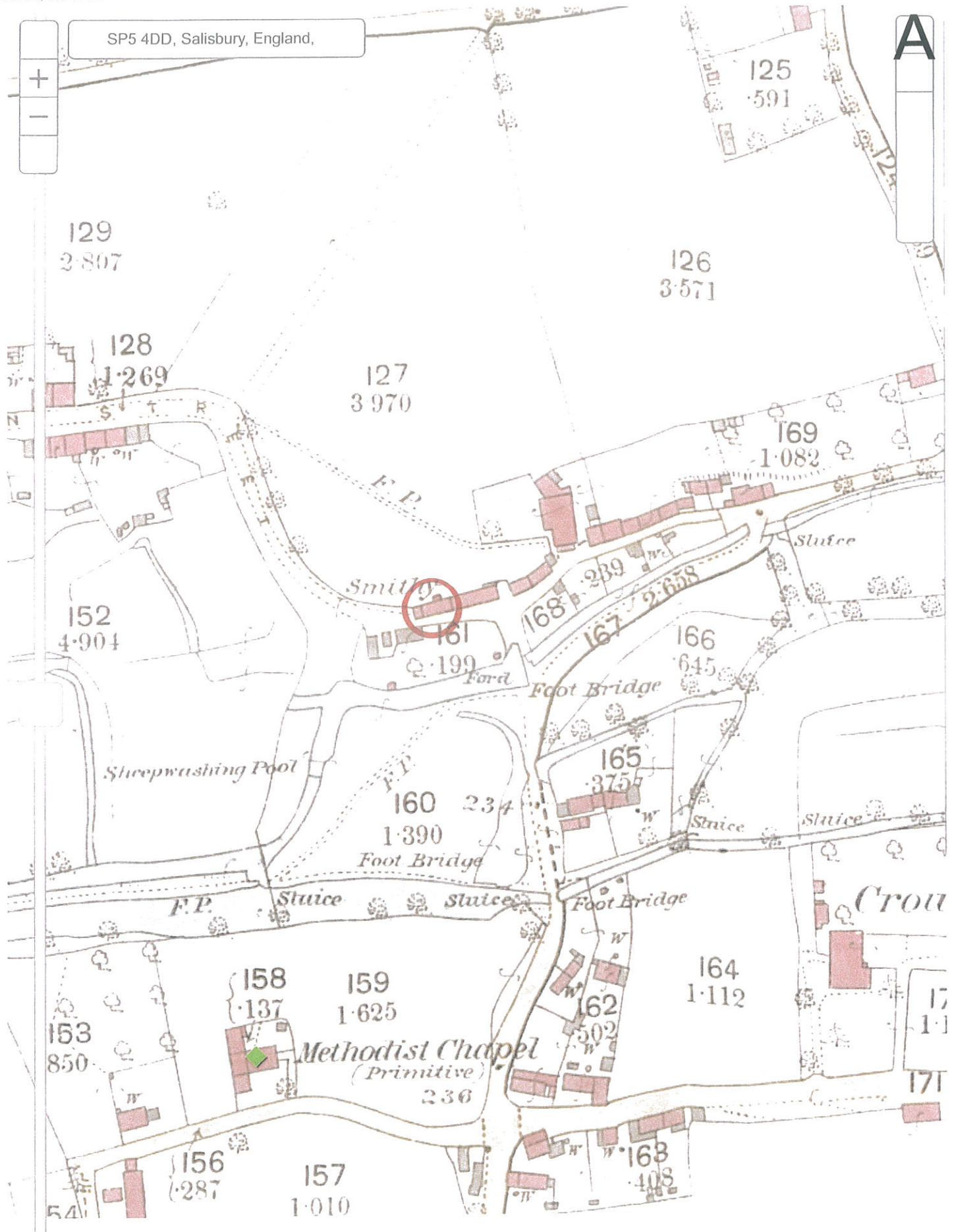
2--- From same location as 1 but showing relationship to Riverside

3--- West Elevation

4--- View along North elevation showing retaining wall

5--- View from road showing height of retaining wall

SP5 4DD, Salisbury, England,

**Know Your Place**

0 20 40m

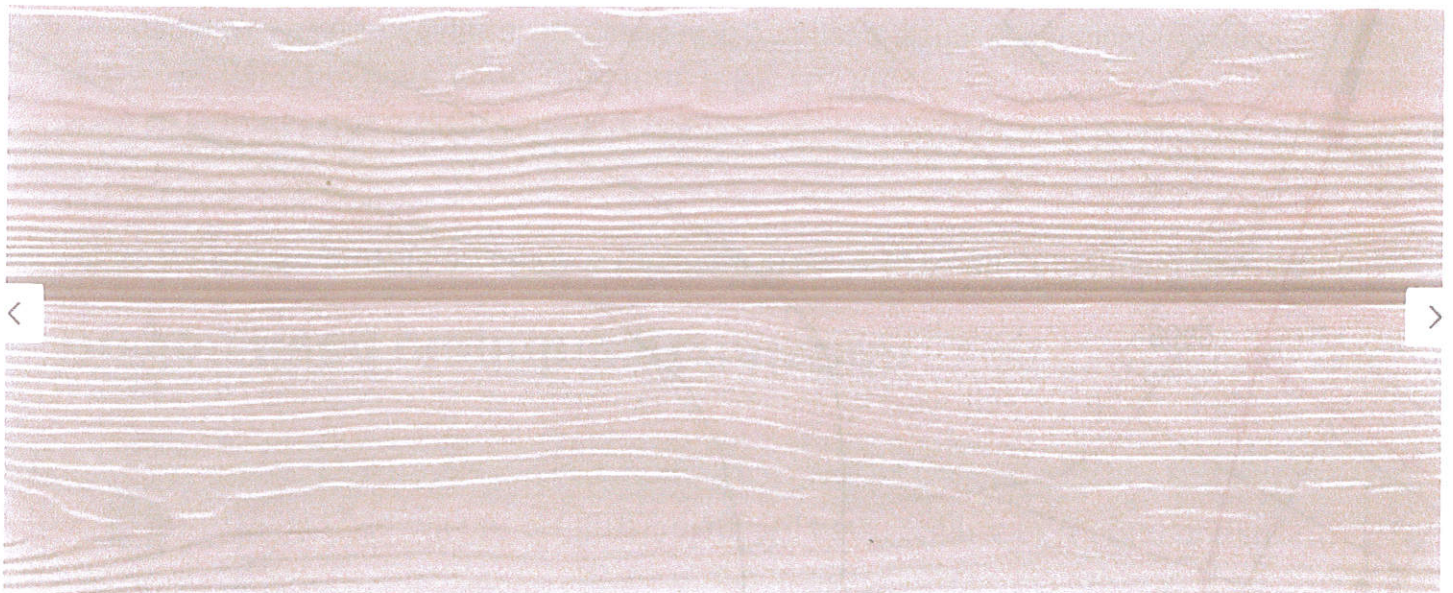
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B1

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B2

CEDRAL CLICK CLADDING BOARD - C05 PLATINUM GREY









