

Design Statement v5

Introduction

This document has been produced in support of the following application:

<i>Proposed Development Address:</i>	<i>65 Queens Road</i>
<i>Applicant:</i>	<i>Ryan Wallbridge</i>
<i>Application Type:</i>	<i>Householder Planning Permission</i>
<i>Description:</i>	<i>Extension and redevelopment of the home</i>
<i>Planning Portal Ref:</i>	<i>PP-14970277</i>

This is a revision of planning application PL/2024/07517.

A revised application is required to seek permission to allow for minor design changes to the consented plans.

Summary of the revised application

Following approval of planning application PL/2024/07517, further advice has been sought regarding the external and internal design.

The proposed design amendments have been included to provide enhanced kerb appeal and a more favourable internal layout. A summary of the revised design when compared to the consented design is below:

1. Adding a new first floor window to the existing southern elevation (as previously consented under the expired PL/2022/00599) will add symmetry.
2. Revised external material finishes (see AI image on page 2).
3. Moving the front door will provide a more accessible entrance way into the home whilst widening the garage (now classified as storage space due to a reduced length).
4. Reducing the length of the garage internally allows for a downstairs shower room.
5. Open up the existing wall at bottom of stairs to the new entrance all with steel support.
6. A new front door canopy.
7. Relocating the kitchen to the west extension requires opening up the space utilising steel support of the existing west elevation external wall.
8. West extension is slightly longer towards the existing south elevation to allow for the kitchen relocation design. Width to match existing conservatory and existing consented design.
9. East extension is slightly longer towards the existing south elevation to keep in line with no. 67 Queens Rd property line and enhance the store space. Width to match existing garage and existing consented design.
10. New ground floor obscure window added to the utility room on the east elevation.
11. Velux windows in the roof are removed from the proposals.

There are no changes to the first-floor extension layout within the previous planning drawings although Bedroom 2 is slightly larger as the southern elevation wall is moved (see point 9).

Advanced works

Some landscaping works in the front and rear garden have been started to prepare for the building works.

Visualisation

An AI image of the southern elevation in the proposed external materials is below to aid visualisation of the proposal.

