

Clovelly, Nuthurst Road, Monks Gate, RH13 6LG

Planning Statement as part of a Householder Planning Application

1. Introduction

The Application is for the remodelling and extension of an existing dwelling; primarily a two storey extension on the building's west side and a two storey infill extension on the east, along with a garage on the east side with a pitched roof.

The existing house is detached, two storey of masonry construction with a pebble dash render and facing brickwork bands across the elevations, dormer windows to the front and rear.

The house stands in a good sized plot on the south side of Nuthurst Road, with a garden to the front, side and rear and has established hedges and 'green screening' to neighbours each side. Along with a garage building on the west side of the plot and an existing outbuilding on the east side.

Photograph of the front and side elevations.



2. The Site and Surroundings

Nuthurst Road is not in a Conservation area and has no other special designation. It is a residential road with a variety of different size and style houses.

3. The Proposal – Design etc

The proposed works are to remodel the existing house by the addition of a two storey extension to the west side of the house and a two storey infill extension to the east and a new garage to the east with a new driveway crossover.

The design methodology is to 'stretch' the language of the existing building, to create a cohesive elevation that retains its shape and composition and is a 'whole house' and complete elevation rather than original and addition.

The proposed dwelling house will have a continuation of the existing hipped roof structure, with a concealed flat roof across the depth of the plan in order to retain the existing ridge height.

The front door has been recentered within the new front elevation, with a new dormer window to match the originals and a new porch with a tiled roof ties the front together with a clear traditional entrance aesthetic.

4. Planning Considerations and Neighbours

The design is respectful of the neighbours to the east, who are closest. This is demonstrated on the proposed elevation drawing (22546-116A) by a 45 degree line from the boundary. The proposed design and first floor does not come outside/above this line so does not harm overshadow or overbear the neighbours.

The extended elements to the proposal are mostly to the east, where the nearest neighbour is 50m away. The infill extension on the west is no closer to the nearest neighbour than the existing home, which is 11m away. However, the garage element is closer to the boundary but any overbearing has been mitigated with the pitch of its roof being inside of the 45degree line.

The new mass and height of the building is kept to the centre of the site and away from the closet neighbour, and the proposed ridge height does not exceed the existing ridge, in fact it is set slightly lower.

The front elevation is also well set back from the road so the house doesn't 'loom' over the road edge – apart from the canopy over the front door the house is no further forward.

5. Access

The proposal also includes a new gravel driveway leading to the proposed new garage from the existign crossover. The access into the house remains through a door on the front elevation.

6. Landscape

The proposal retains a driveway and crossover to the west and proposes a new gravel driveway to connect from the existing, across the front of the property to the proposed garage. The plot retains gardens to the side and rear.

Existing hedges, bushes, etc remain unaffected by the proposal other than pruning on H2 (see drawing 22546-114A)

7. Sustainability

The proposed house remains as a single dwelling house so there is no fundamental change to matters such as transport and the house in the local environment and infrastructure.

Overall the energy efficiency of the proposal once built will be an improvement on the existing house, through much better insulation in walls, roof and windows and more efficient boiler/heating systems

Consideration at early stages of the project was given to demolition and a replacement dwelling however it is more economic and sustainable to re-use the existing house.

8. Conclusion

The proposal is of an appropriate size, scale and appearance and will not be overbearing within the street scene and is of good design and appearance.

Overall the proposal is not harmful or contrary to Policy therefore it is requested that Planning Permission be granted