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PLANNING STATEMENT FOR PLANNING SUBMISSION

Extension at No. 3 The Sidings, Whaley Bridge SK23 7HE

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Ref 1100.Db:01





Images of No. 3 The Sidings

Site and Proposals

The Sidings is a road of five properties built by the same developer in /// next to the railway line in Whaley Bridge. They are large family houses built into the hillside and are characterised by the retaining walls forming different levels of space externally. The existing finish is a roughcast render painted cream with 'stone' detailing and concrete roof tiles.

Our brief was to provide a multi use space in the location of the garage to provide flexible space for a growing family with four children. It is to be a 'rumpus room' for the teenagers but also be flexible enough for a separate living annex – either as a private space for the eldest child or possibly a granny flat. The garage is an ideal space for this as due to its access restrictions; only one car space is ever used. The sewing room is to be a private space for our client, accessed only from the terrace.

The extension is to comprise a new garage for two cars as well as a sewing / craft room above. The extension will sit in the space between No. 3 and No:4 currently used as driveway. There will still be room for three further cars on the drive. The garage will be set back behind the house frontage and will be separated from the house by a glazed link. The glazed link will provide a visual separation of the extension and house as well as giving additional light to the multi use space. The extension has been positioned to be 1m away from the adjacent neighbour's stair: this provides a useful hidden space for the bins.

By locating the extension in this position, both our client and its neighbour will benefit from enhanced privacy. The side kitchen window at No:4 currently has a good view into the living room space of our client's house. The roof of the proposed extension will stop the view through but has been kept down low enough to retain light levels.

Our clients have a growing family and although the house is already a decent size, to enable them to stay where they are, they need more flexible living space.

This proposal gives them this on a very tricky site with restrictions due to the site levels. The proposal respects the scale, the materials and the internal plan of the existing houses and 'fits in' well with its surroundings. The proposal can only enhance the area and provide a family home for many years to come.





Existing driveway space
Front of No:3 with No:4 beyond