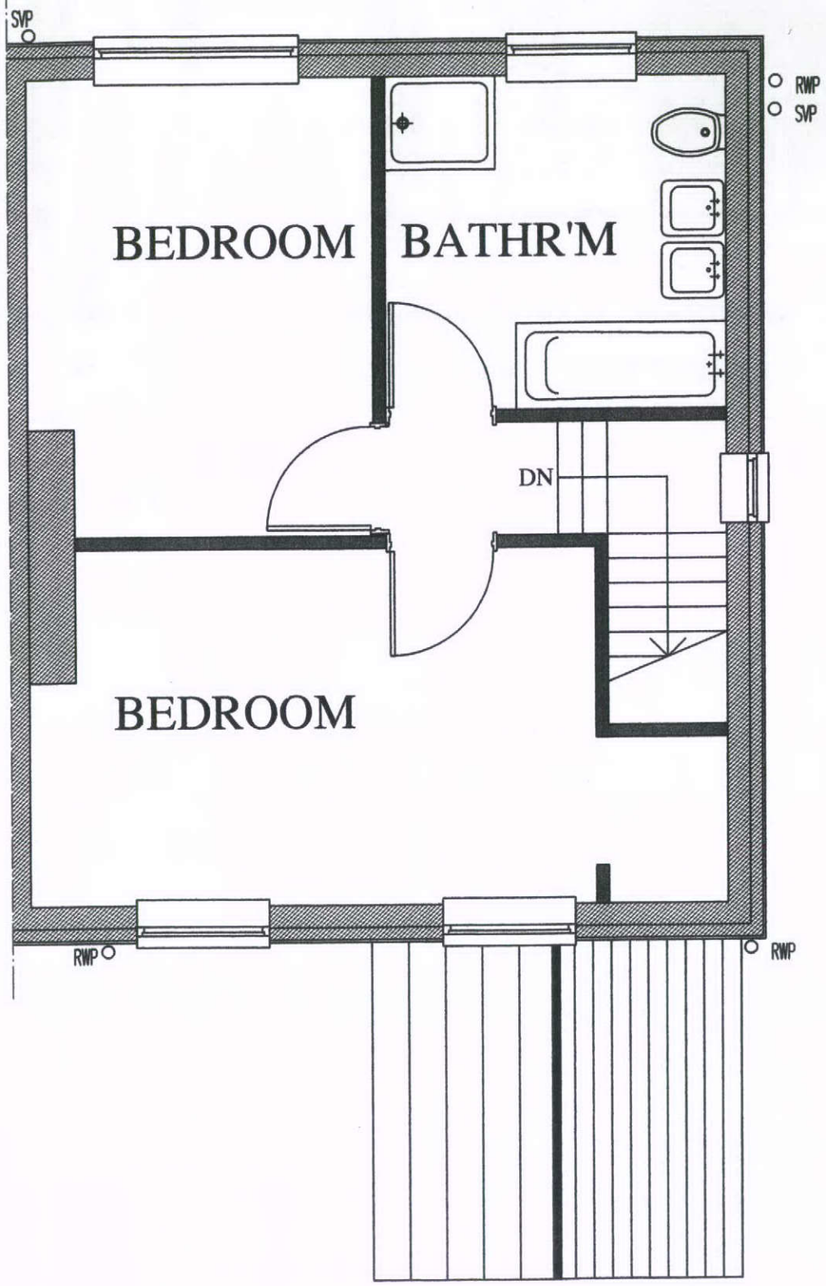
FIRST FLOOR 1:50



DESIGN STATEMENT

5 SUNNYFIELDS SITS IN A ROW OF SEMI DETACHED PROPERTIES ALONG THE BRIERLOW ROAD OUT OF BUXTON, BELOW HARPUR HILL.

THE EXISTING PROPERTY IS A TRADITIONAL SEMI DETACHED HOUSE WITH EXTERNAL FACED STONEWORK UPTO FIRST FLOOR LEVEL WITH ROUGH RENDER ONTO BRICKWORK ABOVE.

ROOF COVERINGS ARE TRADITIONAL BLUE/GREY SLATE WITH CONTRASTING RED/BROWM HIP AND RIDGE TILES TO A HIP ROOF AT APPROX 32.5° PITCH. BLACK PLASTIC RAINWATER GOODS AND SOIL AND VENT STACK.

WINDOWS AND DOORS ARE WHITE UPVC DOUBLE GLAZED UNITS WITH A 'SUNROOM' EXTENSION TO THE FRONT

TO THE SIDE AND FRONT, A LARGE PAVED DRIVE IS IN PLACE, WITH LEVELS SLOPING AWAY FRONT TO REAR APPROX 450mm. LAWNED GARDEN IS IN PLACE TO THE REAR, SLOPING AWAY FROM THE HOUSE.

MANY PROPERTIES ON THIS ROAD HAVE HAD EXTENSIONS OVER THE YEARS - EITHER TO THE SIDE OR REAR OF THE DWELLING. THE CLIENT SUBMITTED AN APPLICATION EARLIER THIS YEAR - APPLICATION NUMBER HPK/2011/0356 FOR A LARGE REAR EXTENSION - WHICH WAS, IN THIS CASE, REFUSED AS IT EXTENDED TOO FAR TO THE REAR FOR THE SIZE OF PROPERTY AND AT DETRIMENT TO THE NEIGHBOURING HOUSE.

WITH THIS IN MIND, FURTHER CONSULTATION HAS TAKEN PLACE WITH THE RELEVANT PLANNING OFFICER, FAYE GASKELL, AND IT HAS BEEN AGREED THAT A REDUCTION OF THE EXTENSION TO SOME 3800mm OR SO FROM THE REAR ELEVATION WOULD BE AN ACCEPTABLE COMPROMISE BETWEEN THE CLIENT AND THE LA AND IT IS ON THIS BASIS THAT THIS APPLICATION IS SUBMITTED AS A FREE RE-APPLICATION FOR SAME.

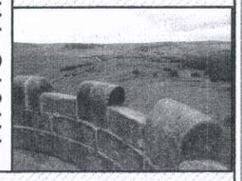
DWG: EXISTING
5 SUNNYFIELDS
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: OCT' 11	DRAWN:

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EXISTING 02

5 SUNNYFIELDS

5 SUNNYFIELDS, BUXTON