

1 WALTERS WOOD
WHALEY BRIDGE. SK23 7FA

PRODUCED ON BEHALF OF

MR AND MRS SCOTT

PREPARED BY:	LEE WALSH
DATE:	JANUARY 2012
PLANNING REF:	

Introduction

1.1 This document has been prepared to demonstrate the design of the proposed extension to 1 Walters Wood, Whaley Bridge. Its purpose is to show that the proposed design is in keeping with the vernacular design and that in fact this design will fit within its surroundings causing no detriment to any other house in the locality.

History

2.1 The previous application made on this site (HPK/2011/0441) was registered on the 29th September 2011 and determined on 23rd November 2011. The application was refused.

2.2 The reason for refusal read:

The proposed extension is unacceptable because of its design and massing which would seriously detract from the appearance of the property contrary to High Peak Local Plan Policy GD4, H11 and H14 and Supplementary Planning Guidance: Residential Design. The extension design fails to appear subsidiary to the main dwelling as required by the supplementary Planning Guidance and includes elements of design which include the high eaves line, unbalanced fenestration and small roof pitch which are uncharacteristic of the existing dwelling and its surroundings and which detract from its appearance.

Local architecture

3.1 The proposed design follows the language and design of the row of houses that line Walters Wood. Several of the houses on Walters Wood have previously been extended. For example No. 7 Walters Wood, a detached dwelling built in the same materials and character as 1 Walters Wood has extended over the garage and has a dormer window in it almost exactly the same as the one designed for 1 Walters Wood.



7 Walters Wood rear elevation facing over Chapel Road – This photo shows accommodation above a double garage with a dormer window similar in design, scale and massing to the proposed at 1 Walters Wood



7 Walters Wood front elevation facing over Walters Wood. This elevation shows a dormer window larger than that proposed at 1 Walters Wood.



A detached house on Chapel Street showing a dormer window similar in size, design and massing to the one proposed for 1 Walters Wood

The amended design

3.1 *This section to be read in conjunction with PL 002 REV A*

3.2 The roof height including the eaves and ridge have been lowered to demonstrate that the proposed extension is subservient to the existing dwelling and is not becoming the focal point or detracting from the character of the existing building.

3.3 A second window has been added to the front elevation for balance whilst the window in the side has been retained to retain character of the existing dwelling.

Conclusion

4.1 12/23 Architecture Design have considered all the reasons why application HPK/2011/0441 was refused and we have amended the design to the requirements of High Peak Borough Council. As designers we do consider all aspects of appearance when designing a new house or an extension, in this instance we have carefully considered the character of the local housing and have expressed that character within this proposal.

4.2 12/23 Architecture Design have expressed with this document an understanding of the local character and we do believe that this design proposal is characteristic of the local area and helps to enhance and maintain it.

4.3 We are also aware that High Peak Borough Council are dedicated to delivering high quality design, we consider this to fit your criterion and believe that this scheme merits full planning approval.