

DESIGN AND ACCESS STATEMENT – REVISION A

Proposed Extension to rear of – 67 Ferneydale Avenue, Buxton

Existing setting and design of the buildings and surrounding development:-

Ferneydale Avenue is a development of mainly former council owned, semi-detached residential dwellings, faced with limestone and rendered brickwork over. Roofs are generally of natural blue slate. Quoins and features are picked out with gritstone in older, nearby properties. Other properties have similar detailing in brickwork. The dwelling immediately next door to No.67 appears to be later infill house, constructed of artificial stonework and concrete roof tile cladding.

The building and constructional details:-

Number 67 Ferneydale Avenue is a semi-detached dwelling, as described above. To the rear is a small lean-to stone out-building, with a corrugated cement fibre or asbestos sheet roof. The rear garden steps up approximately 600mm just beyond the out-building, and continues to gently slope upwards away from the building.

The Proposal:-

It is proposed to demolish the existing out-building and construct a 2 storey extension on the rear of the property - to provide a larger Kitchen/Dining Room, with a first floor Bedroom and En-suite Shower Room over, and a single storey extension to the Lounge.

The garden to the rear of No.67 is large and the plot size is more than adequate to accommodate the proposed extension.

The single storey part of the proposal projects 3 metres from the existing building with a hip roof. The 2 storey part of the proposal projects 3.9 metres from the rear elevation with a hip roof to align with the main roof to the rear.

Walls shall be rendered, with stone quoins, all to match the existing upper walls of the property. Roofs shall be natural blue slate, and being hipped will match the character of the existing dwelling.

Privacy and Impact on neighbouring properties:-

The single storey section meets the permitted development allowances by being lower than the permitted 3 metres eaves height and projects 3 metres from the rear elevation of the existing dwelling. The 2 storey part of the proposal projects 900mm beyond the permitted development allowance. Under the permitted development allowances, the 2 storey part of the proposal would be permitted if it were reduced to 3 metres projection from the rear of the building and moved closer to the boundary

with No. 65 by 1.16 metres. The result of this would be to increase the angle of incidence from the near-side of 65's rear Lounge window from 43° (with the current proposal) to 45° (with permitted development allowances). Whilst fairly marginal, this means that the proposed scheme has less impact on the adjoining property than would result from the permitted development allowances.

With regard to the single storey section, permitted development allowances permit an eaves height of 3 metres with a 'ridge' height of 4metres within 2 metres of the boundary. The proposed single storey part has an eaves height of approximately 2.1 metres (depending on exact finished external ground levels) and is therefore well within the permitted development limits.

There are no proposed window openings to the 'side' elevations overlooking adjacent properties in either direction. The adjacent, detached dwelling to the south is set further back from the road than No. 67. The gable end of this property facing No. 67 has, it is understood, no habitable room windows facing No.67. There will be no additional overlooking resulting from this proposal.

Access:-

There is no on-site parking associated with No. 67. Access to the property will not be affected by the proposal.

Summary:-

The proposed extension is in keeping with the style and character of the existing property and adjacent dwellings. It creates no overlooking and does not, in my opinion, have an over-bearing impact on the amenity of nearby dwellings. The impact of the proposal on nearby properties is less than would result from the permitted development allowances.