HIGH PEAK **ARCHITECTS** LTD

Second floor, Wharf House, Wharf Rd, Whaley Bridge, High Peak, Derbys SK23 7AD
Telephone: 01663 719717 Web: highpeakarch.com Email: hpa@highpeakarch.com

PLANNING STATEMENT

9 Spencer Grove
Buxton SK17 5DU

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Ref 1183.Db.01





Spencer Grove is a cul de sac of detached and semi detached properties on good sized plots. The houses were all built in the 1930s and all have the same palette of stone and render. Some of the properties have been extended over the years, and in particular there are many two storey rear extensions to the houses fronting Green Lane.

Spencer Grove is in an Article 4 Conservation Area.

9 Spencer Grove is a semi detached property at the head of the cul de sac with a single garage to the side. The house is essentially as original apart from a conservatory to the rear.

The proposal is for an extension to the rear of the property which extends 3m out from the back of the existing kitchen. At ground floor it will replace the existing conservatory with a thermally efficient single storey element with rooflights for dining space and the kitchen area will be extended out with the existing kitchen becoming a useful utility / ground floor wc space. At first floor, there will be a new bedroom and shower room accessed from the stairway.

The extension has been designed carefully to respect the rights of light of the neighbour – and as such the first floor element does not continue across the whole of the rear elevation. At ground floor, the neighbour has an adjacent conservatory extension.

The extension has been designed at the rear of the property so it is not visible from the road. The new ridge line of the gable is lower than the existing ridge height and the roof has been hipped to match the existing property and reduce any impact. The proposal is to use render to match the existing house, with a low level stone plinth below. The new bedroom window to the gable will be similar in proportion to the existing adjacent bedroom window.

The proposal will make a positive addition to the house without any harmful impact on the conservation area. It will provide a home fit for a modern, growing family and is appropriate in this location.

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