

## SW131-P007 Supporting Statement 101 Corbar Road, Buxton

### INTRODUCTION

This statement has been prepared by SlaterWilde Ltd to support the application made on behalf of Mr & Mrs Birch for a Householder Planning permission for proposed works at 101 Corbar Road, comprising of the erection of a single storey rear mono pitched extension and the introduction of an upper extension to the first floor bathroom over the existing rear single storey section with internal alteration.

The statement has been prepared to acknowledge and respond to comments received through pre application discussion in terms of effect on light and outlook on the host and adjoining buildings. The main response utilises 3D visualisation to assist.

### LOCATION/ORIENTATION:

The proposed development is located to the North West side of Corbar Road and sits on a North West / South East Axis.

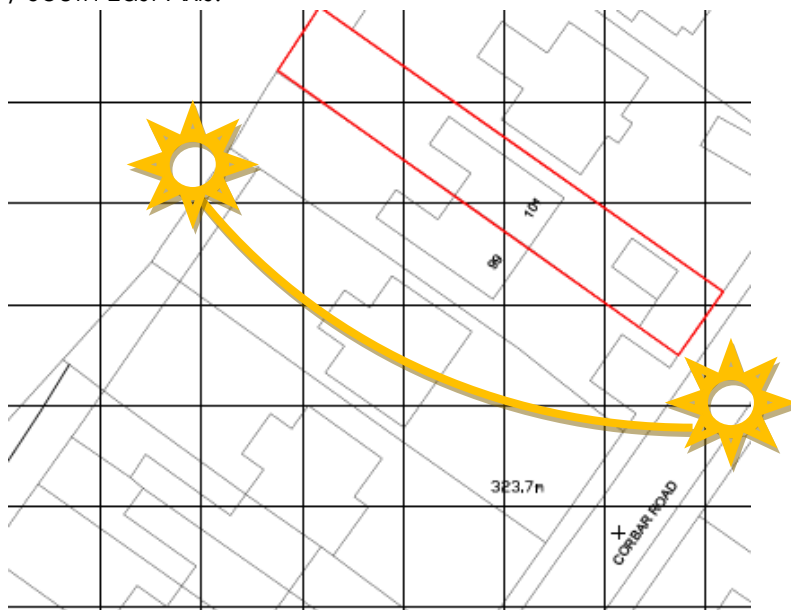


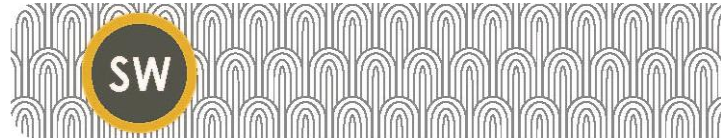
Figure 1: Location plan of Proposed Development Site indicating daily sun path



Figure 2: Existing site photos indicating the existing relationship with the adjoining properties.

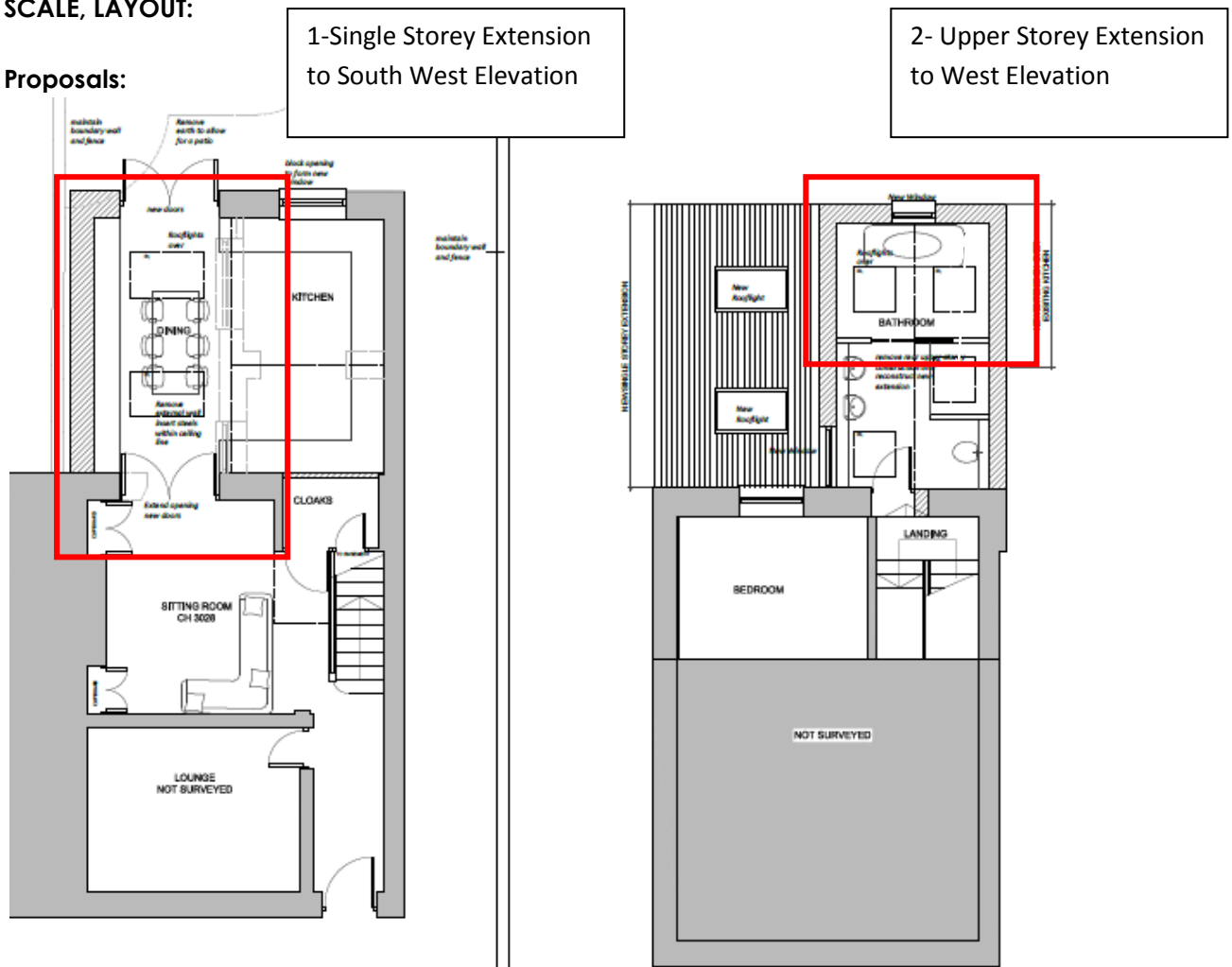


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## SCALE, LAYOUT:

### Proposals:



**Figure 3: Proposed Plan indicating the two areas of work to the host building;**

- 1. The new rear storey single storey extension to form a larger dining, kitchen,**
- 2. The Upper storey extension to provide a larger family bathroom**

### 1. New Single Storey Rear Mono-pitched extension to house extended Dining & Kitchen

Located to the South West of the existing outrigger the proposal forms an infill extension single storey in height with a slated mono-pitch roof, which sits from within the existing boundary line (eaves height 2100mm) to the existing external kitchen line (eaves height 3200mm). The extension is simple in design and follows the existing in material, roof pitch and fenestration.

The roof line will house rooflights to the South West to maximize sunlight into the existing rear dining area.

As the proposal is single storey and is low in form and retains the screening provided by the existing high fence to no.98 boundary, the proposal will therefore not have any impact on either of the adjoining neighbours or the host building. Also due to its single storey height the proposal will not cause any effect to the light on either no.98 or no.103.



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## 2. New Upper storey extension to house extended family bathroom

The images below indicate the movement of the sun and its effect on number 101 itself and that of the adjoining properties 98 & 103 at various times and dates throughout the year and the immediate effect, if any, the new proposals will cause upon the neighbouring properties.

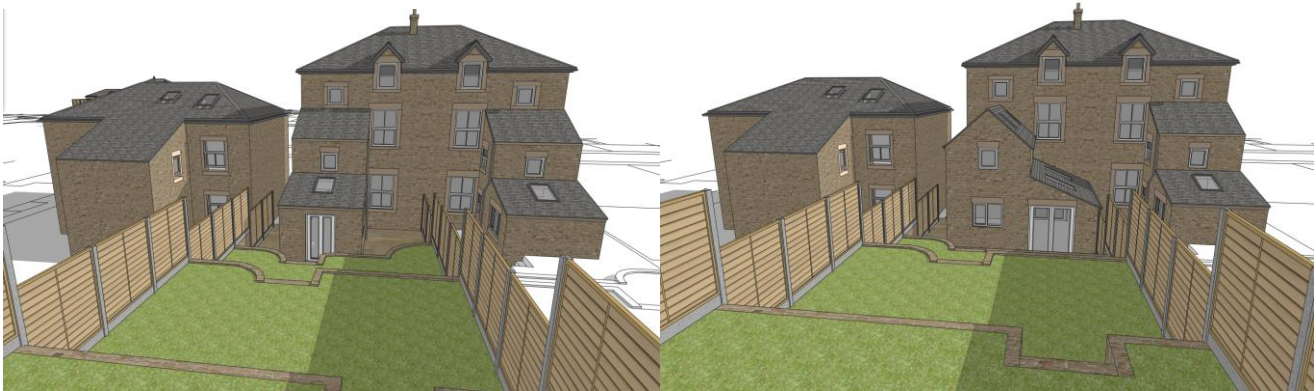


Figure 4: Existing & Proposed Building – taken on March 17<sup>th</sup> 2016 at 14.15pm



Figure 5: Proposed Building – taken on March 17<sup>th</sup> 2016 at 17.15pm



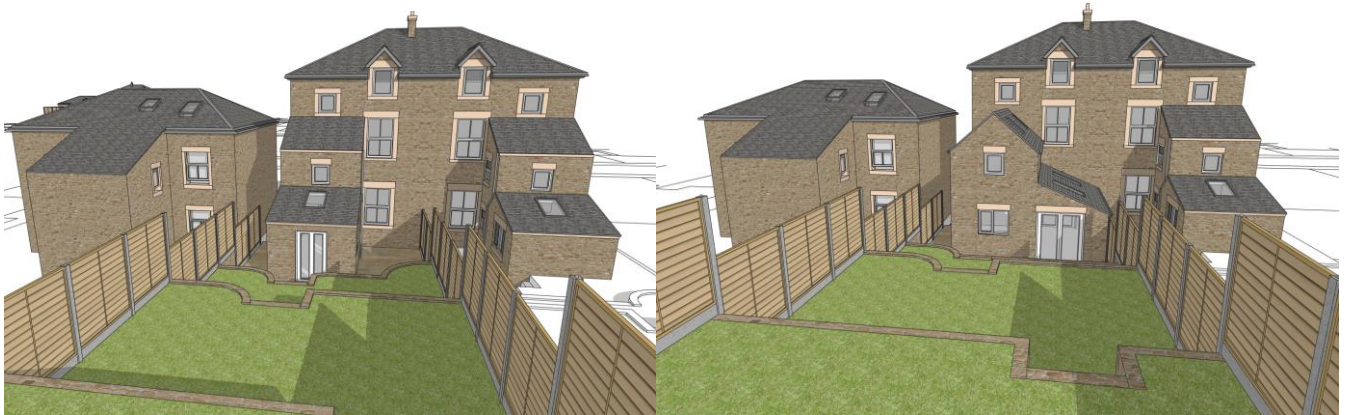
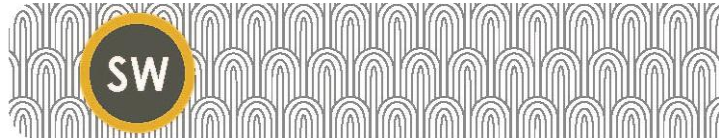
Figure 6: Existing & Proposed Building – taken on July 17<sup>th</sup> 2016 at 14.15pm



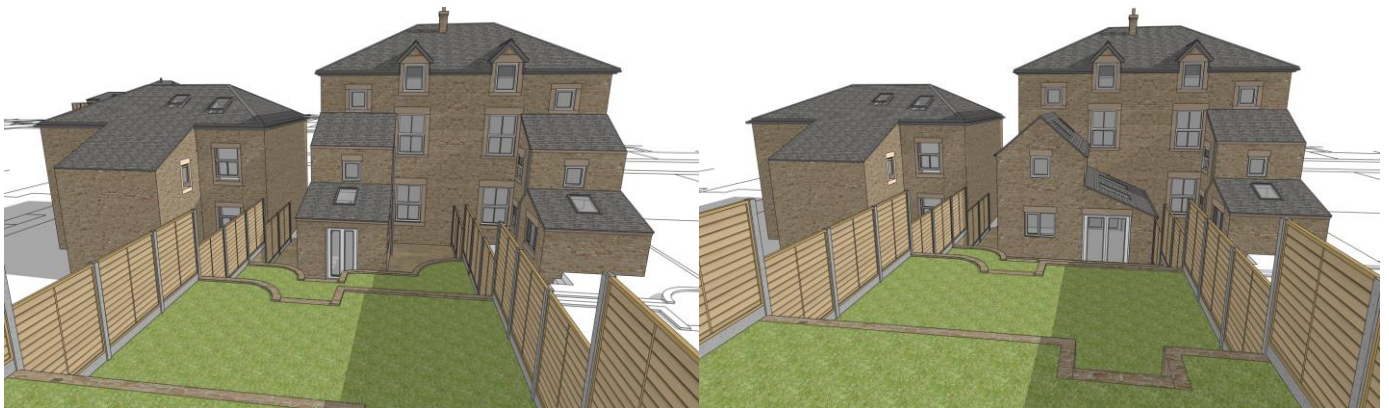
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**Figure 7: Existing & Proposed Building –taken on July 17<sup>th</sup> 2016 at 17.15pm**



**Figure 8: Existing & Proposed Building – taken on September 17<sup>th</sup> 2016 at 14.15pm**



**Figure 9: Existing & Proposed Building – taken on September 17<sup>th</sup> 2016 at 17.15pm**

As can be seen the existing axis of the houses and the roads stepped approach causes an effect on all the properties that are located to the South West side of Corbar Road. No sun reaches the rear elevations of the properties until very late afternoon. Throughout the majority of the year the rear ground floor accommodation is permanently in shade.

Due to this orientation and topography of the buildings the proposed would not have any detrimental effect on the neighbouring property in terms of loss of light or amenity as what is already present.



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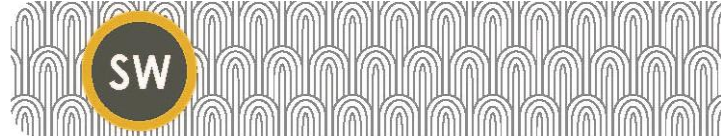
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With the sun evident early afternoon to late afternoon the proposed would not cause any more shade to the dining and bedroom windows of numbers 98 & 103 than what already occurs with the existing building form, (As shown above).

The two storey addition sits some 5.5m away from no.98 on the existing 2 storey line and its roof line is no higher than that of the existing 2 storey bathroom. Therefore the proposal would causes no loss of outlook to number 98 to what already exists.

### **APPEARANCE**

The new additions as highlighted above will utilize natural materials which are sympathetic to the areas character and match those of the existing building to ensure the development maintains its existing language and that of its context.

The windows and doors will be UPVC to match the existing.

The external facing material will be stone to match the existing

### **CONCLUSION**

It is evident from the information provided that the proposals put forward have been carefully considered to provide and maximize the potential of the property for the residents with relatively minor intervention. Materials have been used to match the existing architectural style of not only the dwelling but that of its local context.

We therefore feel the careful positioning of the proposed has little visual impact beyond what is already there and its restrained scale and architecture will ensure it does not detract from the original house or have any detrimental effect on the adjacent properties light or amenity.

June 2016



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