

2 Brooklands Buxton. Proposed extension. - **Planning Statement**

Background

1. The house at 2 Brooklands has been subject to extensions in the past to the rear to form the current kitchen and to the side to provide a garage. It currently presents a jumble of built form, materials and window styles. The house has been unoccupied for some time and is in poor repair with leaks in the roof and windows to first and second floor. It has been recently acquired by the Applicant with a view to refurbishment of the whole property.

2. There are two domestic garages adjacent the site which are in separate ownerships. The land between them and Lightwood Road is believed to belong to HPBC.

3. The site is adjacent the Nunn Brook. A flood risk assessment is included with the application.

Proposal

4. The proposal is for the demolition of the garage and the addition of a three storey extension to the rear and side, with a single storey replacement for the existing kitchen extension. Accompanying these works will be the replacement of doors and windows, a new roof, new rainwater goods and all necessary other repairs to the exterior. The complete refurbishment of the interior which is also take place does not require consent.

5. The design of the extension reflects the advice in SPD 2 Residential Design Guide. The proposed extension comprises a number of building elements and forms, remains subordinate to the existing house will be a significant improvement on the current appearance of the house.

6. The effect on the principal elevation is restricted to the roof plane as the proposed side extension is behind the existing form of the house. It is also stepped back slightly to maintain the sense of subordination.

7. The main visual change is the introduction of dormer windows in the rear roof plane. These would be of limited visual impact due to the proximity of built form on the opposite side of the Nunn Brook.

8. All proposed materials and finishes will match /complement existing.

9. Off road parking for three cars is proposed.

Conclusions

10. The house is in poor repair. The clutter of previous extensions has not enhanced its appearance. The proposals will enable it to be brought back into residential use while improving the street scene of Lightwood Road and Brooklands.

11. The proposals meet the requirements of EA with regard to flood risk. The design considerations of SPD 2 for residential extensions have been taken on board.