



Planning Statement

External Alterations

At

31 Buxton Road

Dove Holes

September 2022



Introduction

This planning application seeks planning consent for external alterations at 31 Buxton Road to include removal of Side and rear extensions to be replaced with a rear extension and removal of dilapidated out building at the rear to be replaced with new shed. This planning statement is to be read in conjunction with drawings B100, B101, B102, B103, B104 submitted as part of this application.

Description of property

31 Buxton Road comprises a 3 bedroom semi-detached house probably constructed in the 1920s. The property has been extended at the side and rear, there is a dilapidated garage at the rear. The house is set back from the road and is situated on the outskirts of the village.

The property is constructed of cavity walls faced in gritstone with a hipped roof covered with slates and white uPVC windows and doors.

Proposal

Remove the side and rear extensions

Construct a new extension at the rear.

Remove the out building at the rear and replace with new shed

Materials

Extension

Roof: Slate to match existing.

Walls: Faced in stone to match existing.

Windows: UPVC double glazed

Garage

Lower walls stone block to match house and utility

Upper panels Anthracite Kingspan RW 60mm Core composite panel

Roof panels Anthracite Kingspan RW 80mm Core composite panels



Rationale

The existing extensions are of poor quality, in a dilapidated condition and have poor thermal performance.

Existing vehicular parking is at the front of the house. There is not adequate room for a turning circle at the front therefore vehicles are required to exit the drive in reverse gear on to a busy A road (A6). This is neither safe nor practical and puts the general public, as well as the occupier, at risk.

The side extension obstructs vehicular access to the rear where the existing garage is situated.

The removal of the existing side extension will allow for vehicular access to the rear where there is adequate room for a turning circle and vehicular access to the shed.

The existing detached garage at the rear is not large enough to house a modern vehicle, it is also in poor dilapidated condition.

The proposed shed will be a hobby space for private use by the owner occupier, it will not be for commercial purposes.