

PROPOSED SINGLE STOREY SIDE EXTENSION FOR UTILITY & WC

29 VALE HOUSE DRIVE HADFIELD SK13 1BT

PLANNING STATEMENT

Location & Siting

Please see the red edged plan 1 and plan 2 respectively.

Proposal & relevant Local Plan policies

Please see proposed floor and elevational drawing 4 and compare with existing plan 3. *The 3.3 x 2.0 footprint as dimensioned on plan* is small and at under 3.7 maximum height would normally be 'permitted development' but the siting is beyond a house wall facing a highway (General Permitted Development Order Schedule 2 Part 1 A.1 (e)(ii).

The siting is the only appropriate one for the proposed use and would not make any adverse impact on the street scene because the roof eaves are only at the height of the retained screen closed boarded boundary fence and the form and facing materials would visually blend in with the house (please see plan 4).

The roof pitch is similar to the house roof for aesthetic and practical reasons. It is the only part of the extension that would probably be noticed from the street and *there are no neighbours to affect* in this street corner location. It is pointed out that the two small windows are to be below fence height and obscurely glazed.

The facing materials are stated to match the existing building that would enable the small extension to visually blend in with the house.

Therefore the design policy EQ.6 is met by the small proposal (quote): 'satisfactorily relating to adjacent development (making) no unacceptable affects e.g. no overlooking or overshadowing'.

'Biodiversity' would be enhanced by planting two fruit trees i.e. for insect and bird life plus visual amenity near the street, of sizes to suit a garden (see plan 2).

So policy EQ.9 is met in respect of trees and planting.

The bins' store is unaffected (plan 2).

Private garden space and outlook are unaffected at the rear of the small family sized house.

The proposal is sustainable development in accordance with policy S.1 in as much as it is applicable to the proposed small domestic extension.

Renewable energy would be used to help mitigate against climate change (policy EQ.1) because solar panels have been installed on the house roof. The utility has a north east facing roof, so it is an unsuitable orientation for solar panels on what is a very small roof area. Recycled materials would be sourced as far as is practical.

Therefore planning permission is justified with conditions attached to ensure matching facing materials and providing the two fruit trees in the next bare root planting season after implementation of the development.

If the case officer has any queries and for access, if needed, please ring or email us before the recommendation is formulated.

C & E Ashton, applicants

16 3 23

