



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

STATEMENT TO ACCOMPANY HOUSEHOLDER PLANNING APPLICATION

7 Jodrell Meadow, Whaley Bridge, High Peak SK23 7AJ

May 2023

Ref 1870. Db.01

This statement is to accompany the Householder Planning Application for side and front extensions and a loft conversion with dormer.

The existing house is a semi detached bungalow on Jodrell Meadow in Whaley Bridge. This end of Jodrell Meadow is predominantly bungalows with rendered walls and profiled tile roofs.

The properties are on quite generous plots, and many of them have been extended to the side, some have front extensions and some have loft conversions with dormers; what is proposed is in keeping with the scale and types of development on the road.

The house has two bedrooms and is currently being lived in by a family with 2 sons. The sons are having to share a bedroom until the works can be carried out on the house.

The proposal is to move the main entrance of the house to the front (it is currently on the side, accessed via a glazed upvc porch) and extend forward by 1.5m with the roofline continuing down. This provides space to enter the house where the new stairs are proposed and as well as extending the kitchen to be large enough for a double bedroom.

At the side, it is proposed to continue the line of the bungalow to give space for kitchen, family bathroom and utility. The overall width of the extension is half the width of the house. The plot is wide, so there is still over 4m from the extension to the side boundary. The size and form of the extension is similar to the one at no.4 across the road which received planning permission in 2022.

The proposal includes conversion of the loft space for a bedroom with ensuite plus a study. The ensuite is above the extension. Ceiling heights are restrictive, which has resulted in a dormer extension at the back with a window which takes advantage of the views over the garden towards the hills. There are a number of flat roofed dormers on the bungalows on Jodrell Meadow, including on the next door house; this is in keeping.

The proposals impact none of the neighbours. The positioning of the extensions will not reduce any light levels to neighbours.

The proposals are in keeping with the property and surroundings. The works proposed will make the bungalow more usable and family friendly with an additional bedroom and more living space.

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